

INCENTIVES AVAILABLE

TO LET

**Retail & Leisure
Opportunity**

**From: 27.87 to 4.645.11 sq m (300
to 50,000 sq ft)**

**Suitable For A Variety Of Uses
(Subject to Planning)**

**Situated In The Heart Of Hamilton
Town Centre**

Flexible Lease Terms Available

Rental: Upon Application



CLICK HERE FOR LOCATION!



THE REGENT SHOPPING CENTRE, DUKE STREET, HAMILTON, ML3 7DZ

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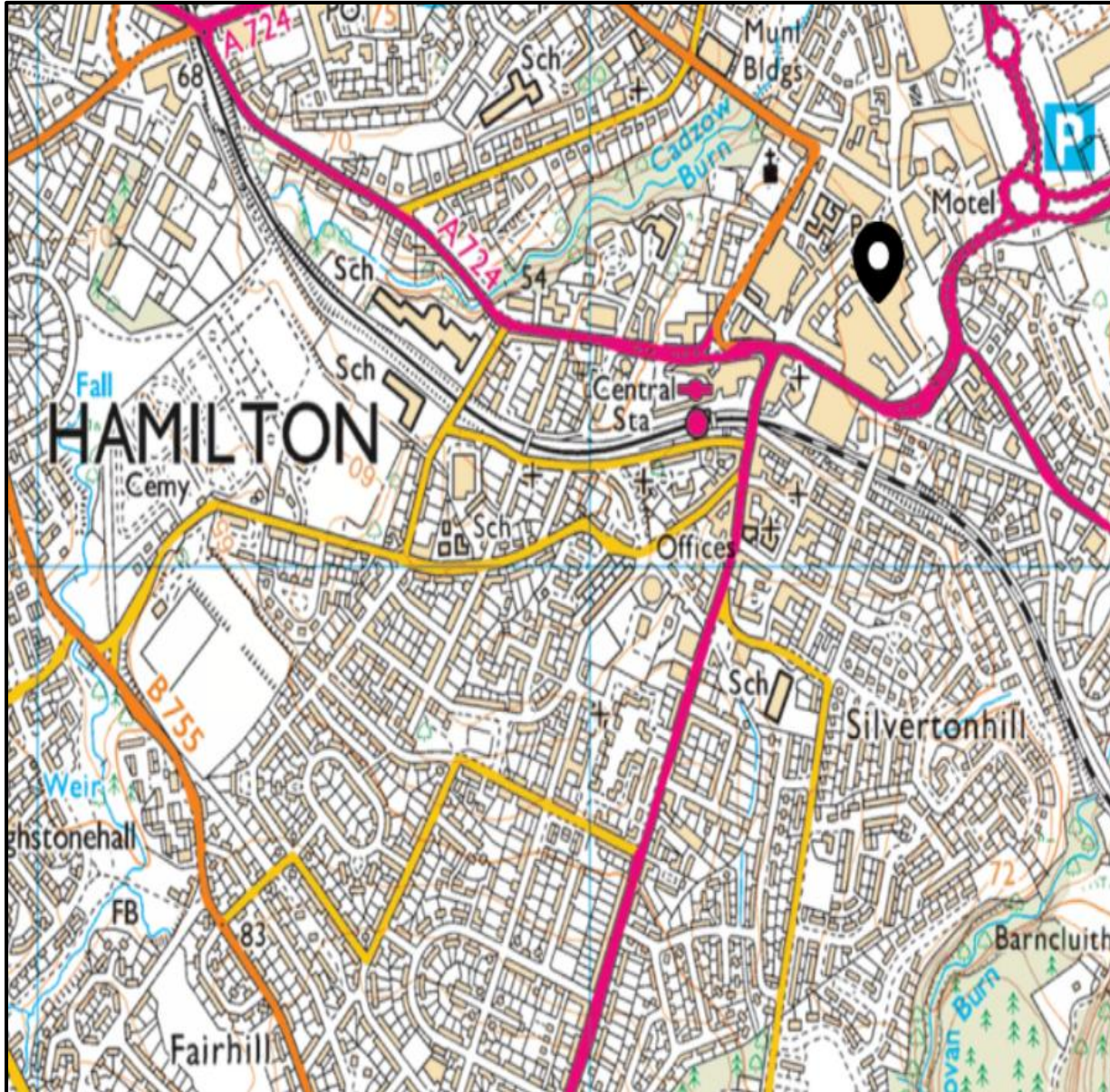
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Location

THE REGENT SHOPPING CENTRE, DUKE STREET,
HAMILTON, ML3 7DZ



Hamilton is located approximately 12 miles southeast of Glasgow City Centre and 48 miles west of Edinburgh. It lies within south Lanarkshire council district and has a residential population of 55,157 persons.

Hamilton benefits from excellent transport links with the M74 motorway providing direct access to Glasgow, Dumfries and the North of England. Hamilton Central Train Station is located approximately 0.2 miles from the subject property and provides direct services to Glasgow Central Station. The surrounding area is well-served by several bus routes providing connectivity to areas such as Motherwell, Wishaw and Bellshill.

More specifically, the subjects occupy a prominent position off of the A723, which is one of Hamilton's main arterial routes. The Centre benefits from multiple national occupiers including Boots Pharmacy, Costa Coffee, Superdrug, Trespass, EE and Holland & Barret.

Hamilton is currently undergoing significant residential expansion due to a growing local population and increased demand for housing. Major developments in the area include Taylor Wimpey's construction of 203 new homes on Meikle Earnock and a substantial housing scheme on Strathaven Road, led by Cala and Barratt Homes, with plans to deliver a further 781 new homes. These developments reflect the ongoing expansion happening within Hamilton and the surrounding area.



[CLICK HERE FOR LOCATION](#)



The Regent Shopping Centre

THE REGENT SHOPPING CENTRE, DUKE STREET,
HAMILTON, ML3 7DZ



The Regent Shopping Centre, originally built in the 1970s, is located in the heart of Hamilton Town Centre. The Centre benefits from three dedicated access points via Duke Street, the rear car park, and Quarry Street, one of Hamilton's premier retail destinations. There is also ample parking available, with a large multi-storey car park at the front of the building and an additional surface car park to the rear.

The Regent Shopping Centre offers a variety of retail and leisure units available on a 'To Let' basis, with flexible spaces and lease terms ideal for a wide range of occupiers. This is further supported by a number of services provided by the Centre, including 24/7 security, dedicated common area maintenance, Wi-Fi access, and utility management programs.

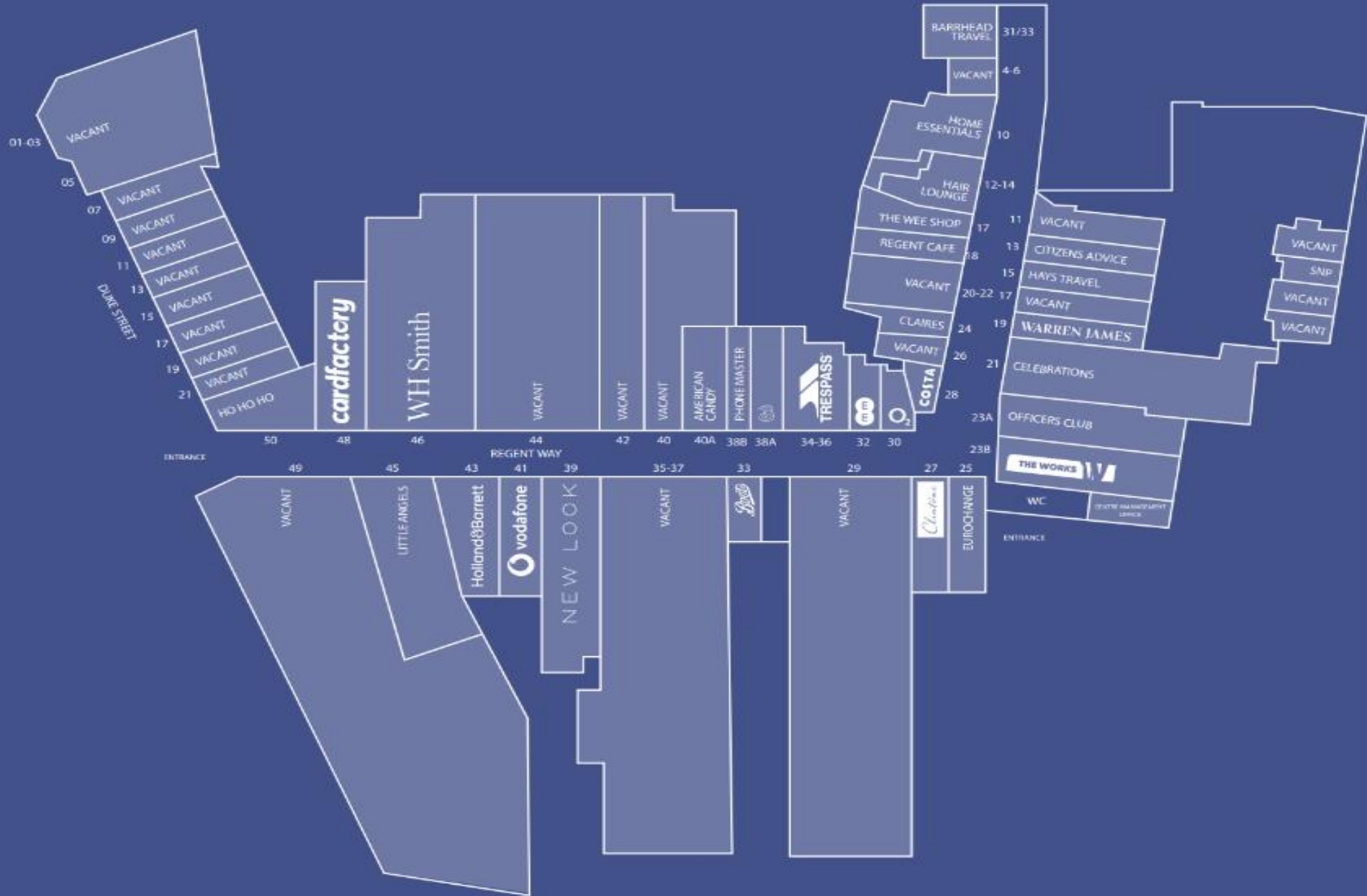
The Centre attracts approximately 80,000 visitors per week, equating to 2.7 million annually, and is home to a growing and evolving mix of retailers. This presents an exciting opportunity for both established brands and new businesses to become part of the Centre's ongoing regeneration.

Attractive incentives are available for incoming tenants, with flexible lease terms.



The Regent Shopping Centre Plan

THE REGENT SHOPPING CENTRE, DUKE STREET, HAMILTON, ML3 7DZ





Surrounding Occupiers

THE REGENT SHOPPING CENTRE, DUKE STREET,
HAMILTON, ML3 7DZ





RENT

Upon Application

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any prospective tenant to satisfy themselves in this respect.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The prospective tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

SERVICE CHARGE

Further information will be made available upon request to seriously interested parties.

RATEABLE VALUE

Further information will be provided upon request to seriously interested parties.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

VAT

Unless stated, all figures quoted are exclusive of VAT



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published: August 2025.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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