

TO LET
CHURCH BUILDING



**1 South Park Road,
Hamilton, ML3 6PH**

- Rarely available church building
- Prominent position, adjacent to Hamilton Town Centre
- Suitable for a variety of uses
- The building extends to approximately 372.82 sq.m. (4,013 sq.ft.)
- Site area extends to approximately 0.08 hectares (0.21 acres)
- Potential for rates exemption
- VAT free
- Offers over £25,000 per annum

LOCATION

Hamilton is the main Administrative Centre for the South Lanarkshire Council area and has a resident population of around 53,200 (Census 2011) and a catchment of approximately c.350,000.

The town is located approximately 15 miles to the south-east of Glasgow City Centre. Hamilton has good motorway access via Junctions 5 and 6 of the M74 motorway.

Junction 5 (Raith Interchange) of the M74 is situated approximately two miles to the north of Hamilton, with access to the A725 which links with the M8/A8 to the north-west.

The town benefits from excellent public transport links and has two mainline railway stations at Hamilton Central and Hamilton West, with regular services to Glasgow Central and surrounding Lanarkshire towns. There is a main bus terminus located a short walking distance of the subjects within the town centre.



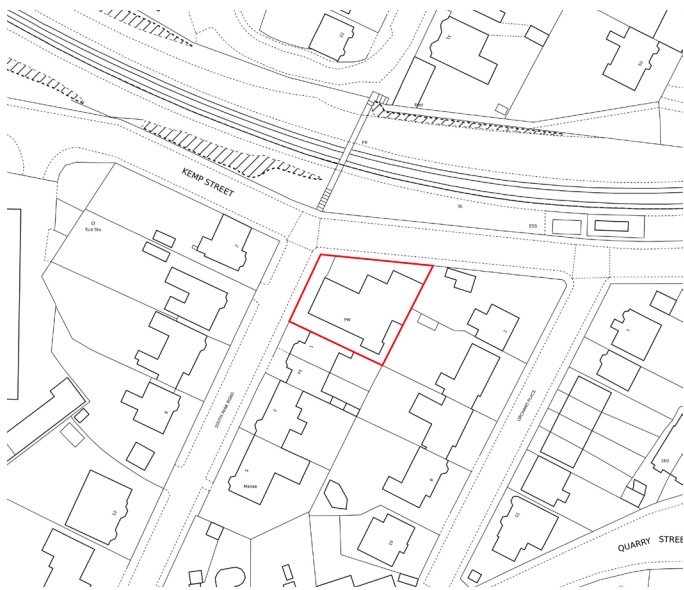
The property itself is situated within an area predominantly characterised by residential accommodation, close to Hamilton town centre and within proximity to Hamilton Central railway station. Surrounding uses include a mix of residential dwellinghouses and Hamilton Baptist Church. The A723 is located nearby and provides direct access to the M74 at Junction 6, approximately one mile away.

DESCRIPTION

The property comprises a detached, single-storey building which we understand has been subject to a number of extensions over time.

The original structure is constructed from a combination of stone and brick, partly rendered externally, and is surmounted by a pitched slate roof. Several subsequent extensions have been added, predominantly of brick construction with rendered finishes and generally incorporating pitched, slate-covered roofs.





Multiple access and egress points are provided around the building, which may offer flexibility for future occupiers seeking to subdivide the accommodation into two separate units, subject to obtaining the necessary local authority consents.

Internally, the accommodation is split into several areas. The main building comprises an entrance vestibule (stairs leading to a balcony), main worship area, kitchen/tea prep area, and WC facilities. The secondary building comprises a main hall with stage, fitted kitchen, storage room, entrance vestibule and WC accommodation.

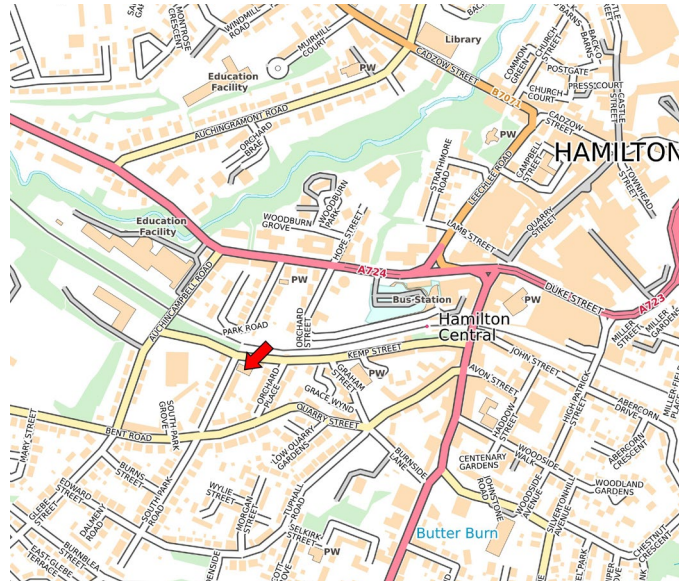
The building represents a fantastic opportunity for conversion to alternative uses (nursery, veterinary practice, licensed/leisure use), subject to planning. On the other hand, the current buildings could be used in their existing form by a religious organisation, sports club, dance hall etc.

ACCOMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate gross internal area:

Total: 372.82 sq.m. (4,013 sq.ft.)

The entire site has been measured to extend to approximately 0.08 hectares (0.21 acres).



LEASE TERMS

The premises are offered on a long-term Full Repairing and Insuring lease incorporating regular rent reviews.

RENT

Our clients are seeking offers in excess of £25,000 per annum. Incentives are available for long-term tenants.

RATING ASSESSMENT

The current Rateable Value is £8,400. However, the proposed Rateable Value from 1 April 2026 is £8,700.

At both rating assessments, the property will qualify for 100% rates relief subject to meeting the eligibility requirements of the Small Business Bonus Scheme.

EPC

An EPC has been carried out for the property and is available upon request.

LEGAL COSTS

Each party will be liable for their own legal costs, however for the avoidance of doubt the tenant shall be liable for LBT and Extract Copies.

To arrange a viewing please contact:



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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: February 2025

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.