

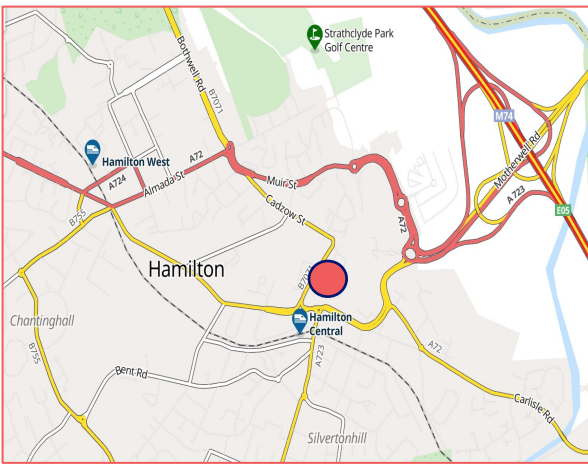


TO LET – RETAIL / OFFICE PREMISES

350 SQ FT

10 GATESIDE STREET, HAMILTON, ML3 7JG

- Well-presented ground floor premises
- Situated within the heart of Hamilton town centre
- Available for immediate occupation
- New FRI lease available
- Eligible for 100% rates relief
- **Rent - £7,000 PA – NO VAT**



LOCATION

Hamilton lies approximately 12 miles south-east of Glasgow City Centre within in the South Lanarkshire Local Authority Region.

More specifically the subjects are situated on the west side of Gateside Street just south of its junction with Quarry Street. Gateside Street is a distributor road for the southern neighbourhoods of Hamilton and forms part of the A723 to Strathaven.

The central railway station and bus terminus are within 300 metres and there is pay and display car parking in the immediate vicinity.

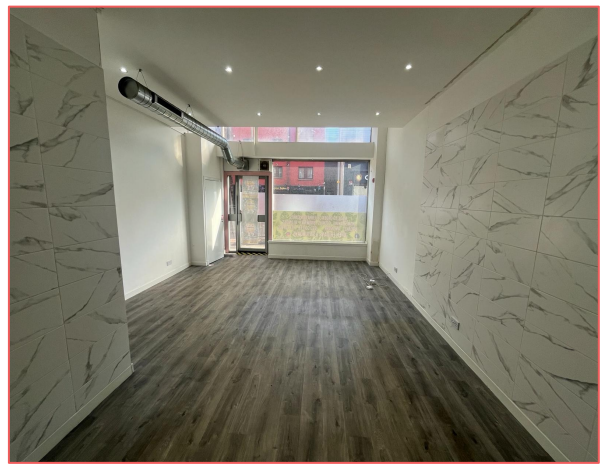
Nearby occupiers include Laurie Ross Insurance Brokers, Dominos Pizza, Pizza Hut, Kokki Sushi, Salt & Chilli Chinese Takeaway, Kilt & Suit Company and Igloo Estate Agents.

DESCRIPTION

- Single ground floor retail premises forming part of larger tenement building
- Externally benefits from a modern aluminium framed shopfront with pedestrian access door.
- Internally provides well-presented open plan accommodation to the front with kitchen tea-prep and WC to the rear.

ACCOMMODATION

	SQ M	SQ FT
NIA	32.51	350



BUSINESS RATES

The subjects are entered in the Valuation Roll with a Rateable Value of £5,000.

Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

PLANNING

Class 1A

EPC

Available on request

VAT

The subjects are not elected for VAT.

ASKING TERMS

The subjects are available on the basis of a new FRI lease at a rent of **£7,000 per annum**

VIEWING & FURTHER INFORMATION

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