



## SHOP/SALON/OFFICE TO LET/MAY SELL

5 Lamb Street, Hamilton, ML3 6AH

### LOCATION:

Only yards from Hamilton's New (or Top) Cross within the central retail and commercial core of the town. Lamb Street connects with pedestrianised Quarry Street and the nearby Regent Centre which provide the principal shopping areas in Hamilton. The New Cross Centre is opposite which incorporates one of the town's main car parks and both Hamilton Central railway station and bus terminus are in close proximity. Greggs is opposite and the remainder of the occupiers in Lamb Street are of a local, independent nature including Jilts public house, Coopers Coffees, Phone Doctor and Pauls & Zapatitos baby and childrenswear.

### HAMILTON OFFICE:

Suites 7 & 8 Waverley  
House  
Caird Park, Hamilton  
ML3 0QA

### CONTACT US

01698 891 400  
[www.wbcs.co.uk](http://www.wbcs.co.uk)

## DESCRIPTION:

Part of the ground floor of a 2 storey terraced building.

The shop has undergone a complete refurbishment recently to include re-wiring, re-plumbing, re-lined walls, a new ceiling system incorporating LED lighting and new sanitary ware in the toilet.

Roller shutters protect the display window and entrance door which leads straight into the open plan retail area with toilet to the rear corner.



## AREA:

306 sqft/28.44 sqm or thereby net internal area by our calculations

## ENERGY RATING:

Awaiting EPC

## RATEABLE VALUE:

£10,600

To qualifying occupiers, rates relief may be available under the Scottish Government's Small Business Relief Scheme and prospective tenants should make their own enquiries to satisfy themselves in this connection.

## PRICE, RENT, LEASE DETAILS ETC:

**OFFERS OVER £60,000** are invited.

Alternatively, a new lease may be considered on standard, commercial, full repairing and insuring terms for a negotiable duration at **RENTAL OFFERS OVER £7,500** per annum exclusive of VAT and local rates.

We are informed VAT will not be payable in this instance

In the first instance all offers should be submitted to Mr Cameron of this office

## VIEWING:

STRICTLY by appointment through ourselves as agents.



---

**REF: R581 Amended January 2023**

---

## NOTICE

---

Whyte & Barrie for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation 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 Whyte & Barrie has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.