

Glen & Co
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TO LET - 55 Quarry Street, Hamilton, ML3 7AH

Retail Unit with Class 2 (Office) Use - Net Internal Area: 148.23 sq m (1,596 sq ft) - Rent £20,000 per annum

To Let**Retail Unit with Class 2 (Office) Use****55 Quarry Street, Hamilton, ML3 7AH****Location**

Hamilton lies approximately 15 miles south east of Glasgow on the M74. The town is the administrative centre for South Lanarkshire Council and has a resident population of c.55,000.

Quarry Street is the principal pedestrianised shopping pitch in the town. With The Regent Centre and New Cross covered shopping malls on either side of the street, there is an eclectic mix of both national and independent retailers represented. The premises sit on the southern side of the street between the two malls.

For an interactive Google Streetview of the location, [CLICK HERE](#).

Description

The available premises comprise a former bookmakers office laid out over an extensive ground floor sales area with additional staff and ambulant disabled customer welfare facilities provided towards the rear.

The shop frontage benefits from two large display windows and a ramped access to a set of double doors.

Accommodation

Measured in accordance with the 6th Edition of the RICS Code of Measuring Practice we estimate the premises to extend to the following floor area:

Ground Floor
Net Internal Area - 148.23 sq m (1,594 sq ft)

Rating

From enquiries made at saa.gov.uk, the premises have a draft entry on the 2023 Valuation Roll as follows:

BETTING OFFICE - NAV/RV - £12,200

With the Rateable Value set at this level, qualifying occupiers can reduce their Rates Payable Bill to £0.

Energy Performance Certificate - G**Planning**

We understand the premises benefit from a Class 2 (Office) Planning Consent. Deemed Consent is therefore also available to put the Premises to Class 1 (Retail) Use.

For more direction on permitted uses we would recommend interested parties make enquiries direct to South Lanarkshire Council Planning Department.

VAT

We understand the property has been elected for VAT purposes and VAT will therefore be charged on the rent and other outgoings.

Terms

Our clients hold the premises under a full repairing and insuring lease that expires at 12 October 2024. The current passing rent is £20,000 per annum.

Our clients seek a suitable assignee or subtenant. The landlords have also indicated a willingness to discuss terms for a new longer term lease.

Legal Expenses

Each party will meet their own legal expenses incurred in connection with the transaction, with the incoming occupier meeting any landlord's costs and any Land and Buildings Transaction Tax and Registration Dues that may be payable.

Entry

Entry, subject to securing landlords consent to any assignation or subletting, is available immediately on conclusion of missives.

Further Information and Viewing

For any further information, or to arrange a viewing of the premises, please contact David Glen of the sole letting agents:

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