



## SPACIOUS FORMER BAR DINER TO LET COULD SUIT A VARIETY OF USES

24 Cadzow Street Hamilton ML3 6DG

### LOCATION:

On popular Cadzow Street, one of the principal retail and commercial thoroughfares in the central core of Hamilton. Vehicular traffic is restricted during business hours and Cadzow Street features widened pavements for pedestrian comfort. Quarry Street, Hamilton's main pedestrianised shopping street, is within yards from which access can be obtained to The Regent Shopping Centre and the New Town Square is also nearby with its shopping, cinema, hotel and restaurants. Neighbouring and nearby occupiers include Cadzow Laundry, Ladbroke's, Bejay Mobility, Jade Palace restaurant, Excel estate agents, hairdressing salon, Residence estate agent. 4 parking spaces are offered with the property and there are pay and display car parks throughout the town centre, the closest being off Church Street and Keith Street.

### 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:

Likely to suit a variety of uses, extensive premises accessed via an arcaded entrance from Cadzow Street. Having undergone significant refurbishment to provide a "white box" for tenants to fit out and decorate to their requirements, the layout consists of 2, connected, principal spaces plus the former kitchen to the rear and male and female toilets beyond. There is also a disused basement. Gas central heating is installed and, a rare benefit, 4 parking spaces will be provided to the rear.

**RATEABLE VALUE:** £12,000

For qualifying occupiers, 100% rates relief may be available under the Scottish Government's Small Business Bonus Scheme. Prospective purchasers should confirm the position for themselves.

**ENERGY RATING:** Awaiting EPC



## AREA:

1790sq ft/166.27 sq m or thereby net internal area

## RENT, LEASE DETAILS ETC.:

A new lease is sought on standard, commercial, full repairing and insuring terms for a negotiable duration at **RENTAL OFFERS OVER £22,000** exclusive of VAT and local rates. We are informed VAT will not be charged on the rent 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: R615 Prepared June 2022**

## NOTICE

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- (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.
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