

FOR SALE

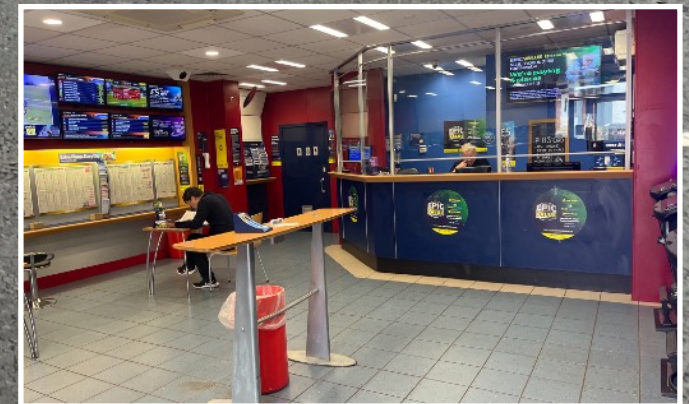
Retail Investments

📍 45 & 45a Neilsland Rd,
Hamilton, ML3 8NA

- 🏠 Detached building
- 🏠 Large plot to rear
- 🏠 New 15 year FRI lease
- 🏠 VAT free investment
- 🏠 Offers over £305,000
- 🏠 Net Initial Yield of 8.5%

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Viewing by appointment via the joint selling agents;

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Location

Hamilton is a large town in South Lanarkshire, Scotland and serves as the main administrative centre of the council area. It sits approximately 9 miles south-east of Glasgow, 37 miles south-west of Edinburgh and can be accessed from Junction 6 of the M74 motorway.

The subject property is located in the Fairhill district of Hamilton on the north-east side of Neilsland Road, approximately 2 miles south west of Hamilton Town Centre. The surrounding area is primarily housing with nearby occupiers including the Community Centre, Fairhill Takeaway and Premier Convenience Store. The nearest rail links are from Hamilton Central Railway Station which takes a 5 minute drive to reach.



Description

The subjects comprise a detached building of traditional construction arranged over ground floor only. The property incorporates a public house and a betting office. The roof is flat and appears to be of bituminous felt.

Upon entering the public house, there is the bar situated immediately ahead with customer seating surrounding it. To the rear of the property there are customer and staff welfare facilities. There is a small kitchenette which is also used for storage. The ceilings are wallpapered and incorporate pendant lighting. The walls are of plaster/paint and the floors are covered in laminate/carpet. A stairwell to the rear provides access to the basement which extends to the entire demise of the building. Internally, the betting office has an open plan sales area which has been fitted out with corporate branding. The ceilings are of



Accommodation

Unit	Accommodation	INTERNAL AREA	
		sq m	sq ft
45	Sales, ancillary space & storage	79.74	858
45a	Sales, ancillary space & storage	305.15	3285
TOTAL		384.89	4143

Offers

Offers in excess of £305,000 are invited for the heritable interest (Scottish equivalent to English Freehold) subject to the lease agreements in place. Based on the combined rental income of £26,000 per annum a purchase at this level would reflect a net initial yield of 8.5%.

Tenancy

The property is let to William Hill Organisation Limited on new 15 year full repairing and insuring leases that commenced in March 2024 at a combined rent of £26,000 per annum. The lease incorporates tenant break options at the 7th and 12th anniversaries. The rent is subject to open market rent reviews on the 5th and 10th anniversaries.

Particulars

Rateable Value	Unit 45 - £8,000 wef 1st April 2023 Unit 45a - £10,800 wef 1st April 2023
EPC	Available upon request
VAT	Not payable on the purchase price
Legal Costs	Each party responsible for their own

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