

## PROMINENT CORNER RETAIL UNIT

- > NIA: 714 SQ M (7,686 SQ FT)
- > CLOSE PROXIMITY TO TRAIN & BUS TERMINAL
- > PROMINENT RETAIL LOCATION
- > HIGH VOLUMES OF PASSING TRAFFIC AND FOOTFALL
- > RARE LETTING OPPORTUNITY
- > RENTAL: £45,000 PER ANNUM

**TO LET**

**1-5 BRANDON STREET, HAMILTON, ML3 6DA**

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## LOCATION

The property is located on the south side of Brandon Street in a prominent corner position at the junction with Quarry Street.

Hamilton itself benefits from excellent transport links via the M74 motorway network with the subjects also being situated in close proximity to the main train/bus terminal which generates high volumes of footfall.

Neighbouring units are occupied by a mix of national and local retailers. New Cross Shopping Centre is located within close proximity which is host to a number of well known brands and retailers.

## DESCRIPTION/ACCOMMODATION

The subjects occupy the ground and first floor of a two storey brick built building positioned on a prominent corner of a busy arterial route.

The external frontage of the property at ground floor level comprises of primarily aluminium framed windows with an aluminium framed double door situated on Brandon Street. At first floor level the external frontage is finished in brick with aluminium framed windows.

Internally, the unit will suit a number of occupiers subject to obtaining the necessary planning consent. The unit provides flexible open plan space over ground and first floor level. A number of large display windows allow a high degree of natural daylight into the premises.

## RENTAL

We are seeking rental offers in excess of **£45,000 pax** for the benefit of a new FRI lease of flexible duration.

## RATING

The subjects are currently entered in the current valuation roll at £28,750. Please refer to the Scottish Assessors portal for further information [www.saa.gov.uk](http://www.saa.gov.uk).

The rate poundage for 2023/2024 is 49.8p to the pound.

## PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any tenant to satisfy themselves in this respect.

## EPC

A copy of the energy performance certificate can be provided to interested parties upon request.

## VAT

Unless otherwise stated, all prices, premiums and rentals are quote exclusive of VAT.

## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26<sup>th</sup> June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

## 1-5 BRANDON STREET, HAMILTON, ML3 6DA

ACCOMMODATION	SqM	SqFt
Ground	332	3,574
First	382	4,112
<b>TOTAL</b>	<b>714</b>	<b>7,686</b>

The above measurements were taken on site and in accordance with the RICS code of measuring practice (6th edition).



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors 2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF**  
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