

On the instruction of:

**Arnold Clark**

## MODERN SHOWROOM

PRIME LOCATION | HIGH SPEC. BUILDING | GIA: 6,683 FT<sup>2</sup> | TOTAL SITE AREA: 0.82 ACRES

RENT: OFFERS IN EXCESS OF £65,000 PER ANNUM

SALE PRICE: PREMIUM OFFERS IN EXCESS OF £750,000 ARE INVITED

# TO LET/MAY SELL

**1 HAMILTON ROAD, HAMILTON ROAD INDUSTRIAL ESTATE, STRATHAVEN, ML10 6UB**

**CONTACT:** Shepherd Chartered Surveyors, 2<sup>nd</sup> Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF

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# 1 HAMILTON ROAD, HAMILTON ROAD INDUSTRIAL ESTATE, STRATHAVEN, ML10 6UB

## LOCATION

Strathaven is an attractive country town within the South Lanarkshire Council area. Strathaven enjoys excellent communication links, being located a short distance from Junction 8 of the M74 motorway, which connects with Central Scotland's main motorway network. In addition, the town of Strathaven lies on the A71 tourist route which runs from the Ayrshire coast to Edinburgh, around 8 miles south of Hamilton.

More specifically, the subjects boast a prominent roadside position on the A723, within the popular Hamilton Road Industrial Estate. The A723 acts as a main arterial route connecting Strathaven to Hamilton. Surrounding occupiers within the estate include; Strathaven Recycling Centre, Fower Coffee and Gordons Strathaven.

The below plan illustrates the approximate location of the subjects for information purposes only.

## DESCRIPTION

The subjects comprise a modern standalone car showroom building of steel portal frame construction, under a pitched roof. In line with its existing use, the subjects benefit from a large glazed curtain wall on both sides visible to passing traffic.

Pedestrian access is provided to the showroom by way of a protruding glazed access door. The showroom provides a reception area, offices and customer/staff welfare facilities, all presented in a good condition.

To the rear/north section of the building, there is a 5-bay workshop with 5 vehicle access doors. In addition, there is a parts store plus staff toilet accessed off the workshop area.

Furthermore, there are two separate, self-contained units that are used solely as valet bays.

## THE SITE

The subjects comprise of two sites; the first extending to circa 0.62 Acres and made up of the existing showroom and attached yard space. The second, extending to circa 0.2 Acres, is a secure yard accessed through the first and comprises the 2 valet bays / compound. The total site area extends to approximately 0.82 acres (0.33 hectares), or thereby.

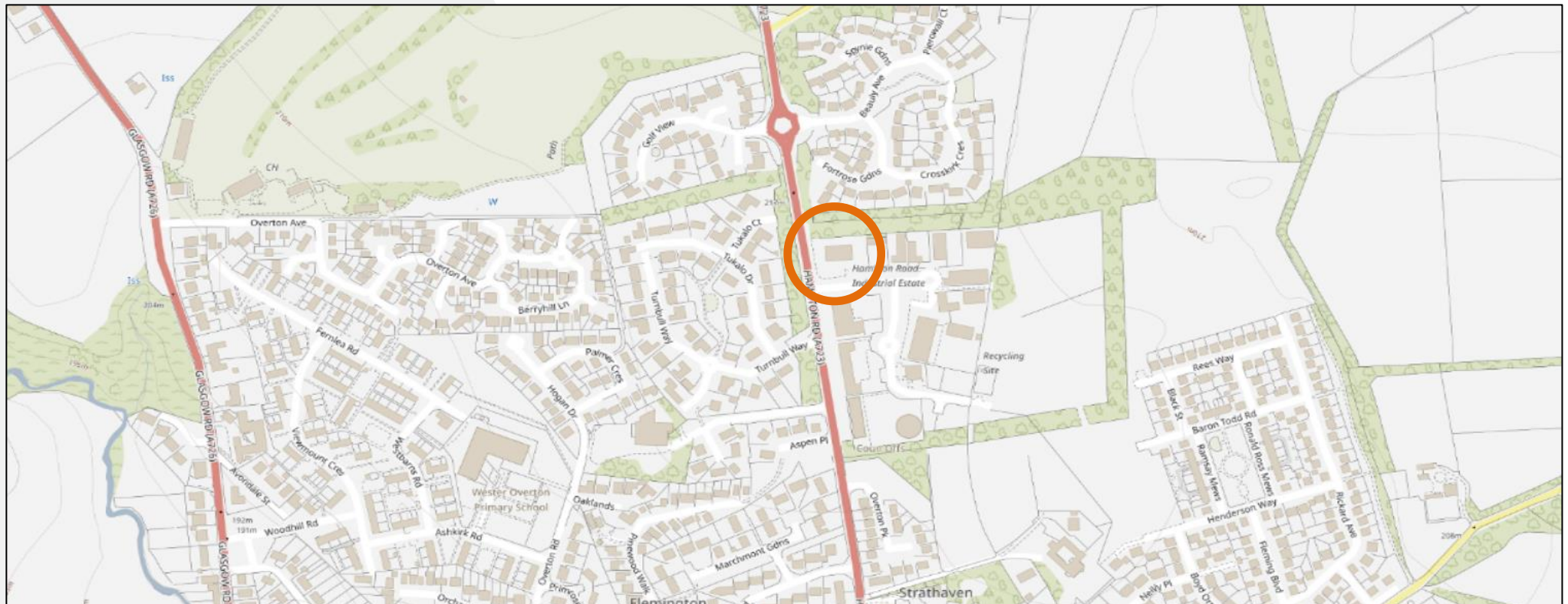
The building footprint and the overall site boundaries are indicatively demarcated in blue and red respectively on the site plan overleaf.

The site is largely surfaced with tarmacadam with some perimeter grazed areas. There is ample car parking spaces provided throughout the site.

## RATEABLE VALUE

The property is currently listed on the Assessor's Valuation Roll as follows:

Showroom: NAV/RV: £39,250.



## INDICATIVE SITE BOUNDARY

### ACCOMMODATION

The accommodation and approximate floor areas are summarised within the table below:-

Accommodation	m <sup>2</sup>	ft <sup>2</sup>
Showroom/Workshop	504.66	5,432
Valet Bay 1	80.50	866.49
Valet Bay 2	35.76	384.92
<b>TOTAL:</b>	<b>620.92</b>	<b>6,683</b>

The above areas, which have been calculated on a Gross Internal Area in line with the RICS Code of Measuring Practice (6th Edition).

### EPC

The property has an EPC rating of Band "D". A copy of the EPC and Recommendation Report can be provided on request.

### PLANNING

Currently operating as a car dealership, the property would suit a range of alternative uses, subject to Planning, including; showroom, bulky goods retail, trade-counter, assembly & leisure etc.

### LEASE

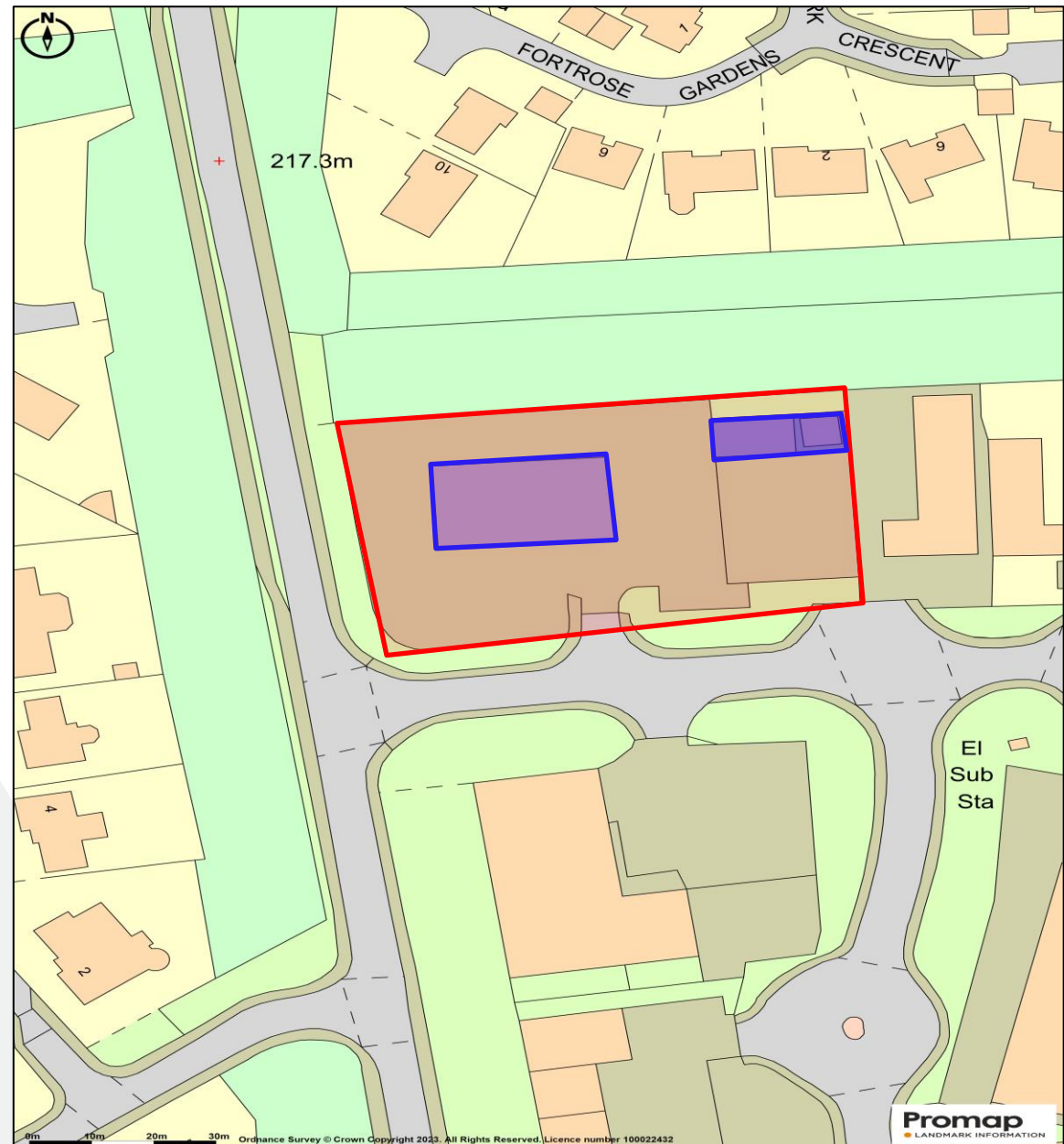
The property is available "To Let" on FRI lease terms. We are seeking offers in excess of £65,000 per annum, exclusive of VAT.

### SALE PRICE

Our client is inviting premium offers in excess of £750,000 for their heritable interest in the property.

### LEGAL COSTS

Each Party will be responsible for their own legal costs incurred in connection with any transaction. In the normal manner, the tenant/purchaser will be responsible for LBTT, Registration Dues and VAT thereon. VAT will apply to any transaction.







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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