



PROPERTY CONSULTANTS

FOR SALE / MAY LET



23/25 CADZOW STREET, HAMILTON, ML3 6EE

- Busy town centre location.
- Large open-plan shop unit.
- Suitable for investors, owner occupiers or tenants.
- May suit alternative uses, subject to planning.

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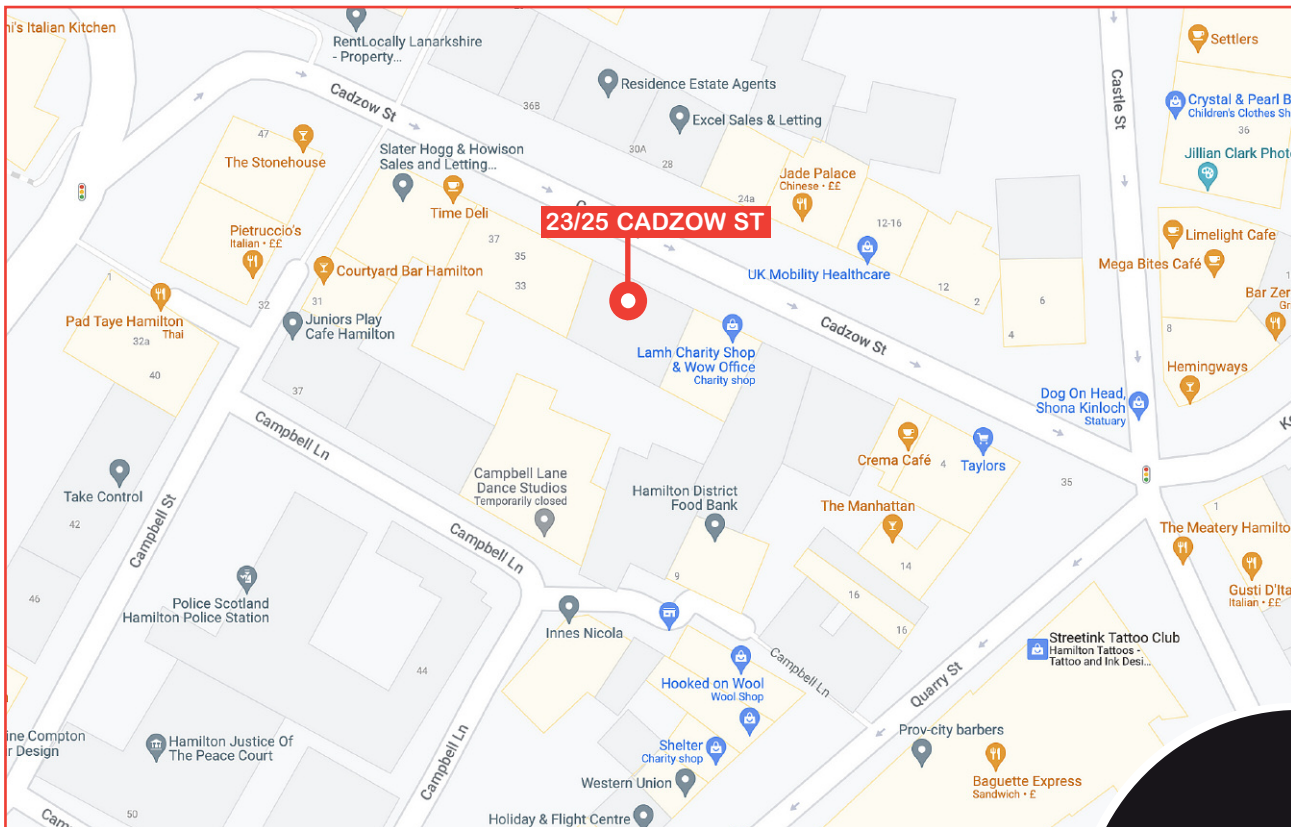
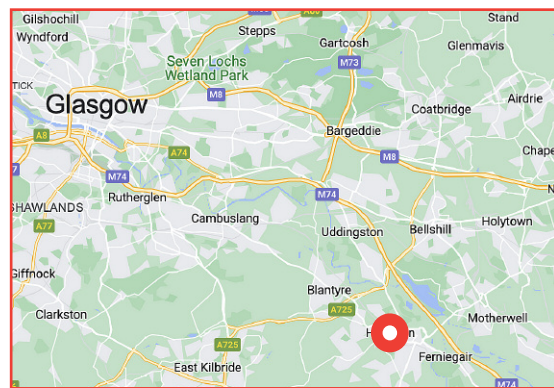


LOCATION

Hamilton is located approximately 12 miles south east of Glasgow. The town has a resident population of approx. 50,000 and a wider catchment population estimated at circa 350,000. The town is the administrative centre for South Lanarkshire Council.

The town benefits from excellent transport links via road, rail and bus. The main train and bus stations serving the town are located within walking distance of the subject property.

The property occupies an excellent position on Cadzow Street, which is a popular street in the centre of the town, offering a mix of retail and other commercial occupiers. In addition to conventional retail, the street is home to many of the town's estate agents and some popular restaurants and coffee shops. Occupiers nearby include **Ladbrokes**, **Countrywide Estate Agents**, **Time Coffee**, **Apollo Blinds**, **Slater Hogg & Howison** and **The Stonehouse PH**.



**LAMBERT
INNES**

DESCRIPTION

The property comprises a large retail unit arranged over ground floor only. It has an excellent glazed frontage with a recessed side entrance door and benefits from mechanically operated security shutters across the entire frontage.

Internally, the property is regular in shape and has a separate area to the rear providing staff facilities, kitchen and toilets.

We estimate that the property provides the following approximate dimensions and areas:

Gross Frontage	24'5"	7.50m
Net Frontage	21'4"	6.50m
Ground Floor	2,480sq.ft.	230.4sq.m.

RATING

We understand from the local Assessors Department that the subjects are currently entered in the Valuation Roll as follows:

Rateable Value £16,200

Uniform Business Rate (2023/2024) £0.498.

*** An incoming tenant may qualify for up to 25% rates relief through the Small Business Bonus Scheme. Interested parties are advised to verify this information themselves.*

TERMS

The property is available For Sale and offers in excess of £185,000 are invited.

Alternatively, our client would consider leasing the property. Further details on application.

EPC

Available on request.

PLANNING

The last use of the property was as a convenience store and therefore we understand it benefits from Class 1 (Retail) planning consent, however, may be equally suitable for a variety of alternative uses such as hot food, restaurant, office etc, subject to planning.

Interested parties are advised to make their own enquiries directly with the local Planning Department with regard to both existing and alternative uses.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with any transaction.

The incoming tenant will be responsible for Land and Buildings Transaction Tax, registration dues and any VAT incurred thereon.

**ENTRY**

Further details on request.

VIEWING & FURTHER INFORMATION

Viewing is strictly by appointment through:

Stephen Innes,

Lambert Innes Property Consultants

Tel: 0141 248 5878

Email: stephen@lambertinnes.co.uk