tsa Property Consultants

TO LET

9 GATESIDE STREET, HAMILTON ML3 7HT

TOWN CENTRE HOT FOOD UNIT

- Ground Floor
- Rates Exempt
- Hot Food Applied For
- V.A.T. Free
- 600sq ft
- £12,000per annum

LOCATION

The property is situated on the east side of Gateside Street at its junction with Quarry Street and close to Avon Street within the main arterial route through Hamilton town centre.

Hamilton is situated approximately 12 miles south east of Glasgow city centre. The town has excellent transport links with the A725 providing access to Scotland's motorway network of the M8 and M74. The subjects are located on the eastern side of Gateside Street at its junction with Woodside Walk. The subjects are also in close proximity to the town's main rail and bus stations. Nearby occupiers include Laurie Ross Insurance, Max Hair & Beauty, Igloo estate agents and Cadzow Bakehouse.

PROPERTY

The property comprises a ground floor commercial unit set within a larger 3 storey mixed use traditionally constructed tenemental building surmounted by a pitched roof.

Offering an aluminium framed and glazed frontage, the unit offers a prominent position facing on the main thoroughfare with the area being densely populated with residential and commercial occupiers.

Internally the property is formed within open plan customer area with servery, a stud partition separates the kitchen to the rear of the property with w.c. facilities contained therein leading to the rear exit to common refuse store.

PLANNING

The property is currently offered with Class 1 consent, our client has submitted planning application for change of use to hot food use, as such we would conclude missives subject to obtaining such consents.

AREA

The property has been calculated to extend to the following floor area;

Ground: 55.74sqm (600sq ft)

NAV/RV
£9,600

RENT
The property is available on a new full repairing and insuring head lease for a negotiable term for £12,000per annum

V.A.T.
Figures quoted are exclusive of V.A.T.

E.P.C.
Available on request

VIEWING
By appointment only, alternatively virtual viewings can be booked.

LEGAL
Each party shall bear their own legal costs incurred in the transaction

ANTI-MONEY LAUNDERING
In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.

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PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.