

DM HALL

For Sale

Office

71 Quarry Street
Hamilton
ML3 7AG



54.59 sq m
(587 sq ft)

Property Details

- Within heart of town centre and close to all amenities
- Net internal area of 58.52 sq.m (638 sq.ft) approximately
- Qualifies for 100% rates relief under Small Business Bonus Scheme.
- Offer over £40,000

LOCATION

Quarry Street is a prime retail pitch within Hamilton town centre and the surrounding area provides retail accommodation on ground floor level with upper floors being primarily office/ residential dwellings.

The subjects are located on the eastern side of Quarry Street with nearby occupiers represented by a mix of national and local retailers including Cash Generators, Kirkwood, Belles Coffee Shop, Hornstien Opticians, and Barrhead Travel.

Hamilton is situated approximately 10 miles to the southeast of Glasgow city centre and is the main commercial and administrative hub for South Lanarkshire.

The town benefits from good transport links with the M74 motorway being readily accessible and good public transport links, with two railway stations one only a short walking distance from the subjects. The property is also afforded by a number of local bus routes.

The approximate location of the subjects is shown on the appended street plan.

DESCRIPTION

The office premises are within a Category C Listed building over 3 floors, the ground being occupied by retail and the first and second floors units are predominantly residential dwellings.

The building is of traditional stone construction with pitched slated roof structures. Access is via a private close entrance off Quarry Street.

Internally, the office comprises an entrance hall, three private offices, a large store and WC facilities.

Please see indicative floor plan.



Property Details

ACCOMMODATION

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows:

Floor	sq m	sq ft
First	54.59	587

SALE TERMS

Offers over £40,000 are invited for the purchase of our client's heritable interest.

ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON-DOMESTIC RATES

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £4,700 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT

All prices quoted are exclusive of VAT which may be chargeable.

ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



Make an enquiry

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