

DM HALL

For Sale

Licensed
Restaurant
Premises

1-2 Lower
Auchingramont
Road, Hamilton,
ML3 6HW



120.09 sq m
(1,301 sq ft)

Property Details

- Attractive town centre restaurant/bar
- Well-presented throughout
- Fully fitted commercial kitchen*
- Offers Over £150,000 are invited

LOCATION

Located on Lower Auchingramont Road in the heart of Hamilton, this former business premises has been thoughtfully converted into a fully operational bar/restaurant, offering an excellent opportunity for hospitality operators or investors alike.

The property enjoys a highly accessible location, benefiting from close proximity to both road and rail transport links. Situated just a short walk from Hamilton Town Centre, it offers immediate access to a wide range of amenities including retail outlets, restaurants, bars, and leisure facilities.

The premises also benefit from excellent connectivity to the M74 motorway, providing direct routes to Glasgow, Edinburgh, and beyond, ideal for attracting a broad customer base and ensuring ease of supply chain logistics.

Hamilton, approximately 10 miles southeast of Glasgow city centre, serves as the principal commercial and administrative centre for South Lanarkshire, making this an ideal location for a thriving hospitality business.

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



Property Details

DESCRIPTION

The subject property forms part of a larger, stone-built Category B Listed building dating from the early 1900s and is located on the lower ground floor of a three-storey property.

The accommodation comprises:

- Customer entrance leading to an open-plan dining area with capacity for approximately 60 covers
- *Fully equipped commercial kitchen to the rear, including extraction, preparation areas, and storage
- Male, female, and accessible WC facilities
- Dedicated rear access for staff and service use

The premises benefit from:

- Class 3 (Hot Food) planning consent
- Premises licence permitting the sale of alcohol
- Inventory of fixtures and fittings, including commercial-grade kitchen equipment, front-of-house furniture, display units, and lighting — available by way of a separate premium.

**The internal fitout shown within the brochure is owned by the seller and can be purchased by separate treaty. Full inventory details are available from the selling agent.*

PLANNING AND LICENSING

The property benefits from full planning consent (Ref: P/19/1289), granted in 2019, for use as a public house/restaurant bistro.

Permitted Hours of Operation

The approved trading hours are as follows:

Monday to Thursday: 11:00 AM — 11:45 PM

Friday to Saturday: 11:00 AM — 1:00 AM

Sunday: 11:00 AM — 11:45 PM

ACCOMMODATION

The gross internal area of the property extends to

Approximately 120.09 sq. m. (1,301 sq ft)



Property Details

PRICE

Offers over £150,000 are invited for the purchase of our client's heritable interest.

SERVICES

The property benefits from mains supply of gas, electricity and water.

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 £8,100 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.

VIEWING ARRANGEMENTS

Strictly by contacting the sole selling/letting agents.

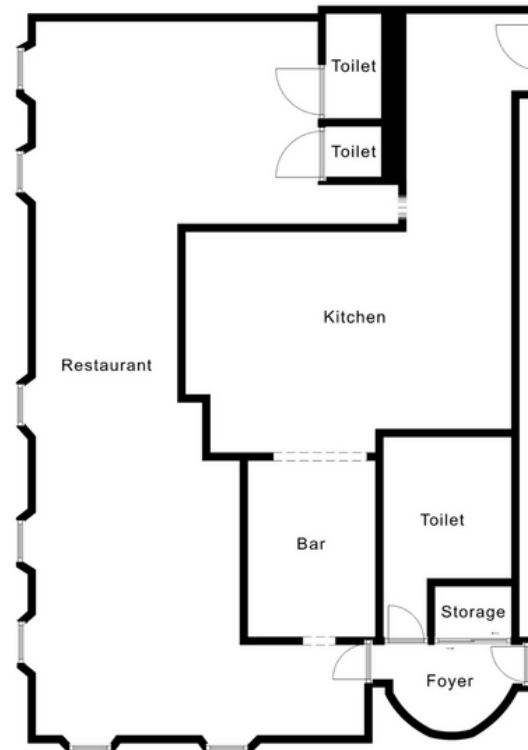
ANTI-MONEY LAUNDERING

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.

DM HALL



Regulated by
RICS



FLOORPLAN FOR INDICATIVE PURPOSES ONLY.

Make an enquiry

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