

DM HALL

For Sale

Large Retail
Premises
with Potential
to Sub-divide

227 Glasgow
Road, Burnbank,
Hamilton,
ML3 0QG



131.47 sq m
(1,415 sq ft)

Property Details

- Prominent roadside position
- Double fronted retail unit
- Net area 131.47 sqm (1,415 sqft)
- 100% rates relief, subject to occupiers status
- Offers Over £115,000 are invited.

LOCATION

227 Glasgow Road is situated in the busy Burnbank area of Hamilton, close to the junction with Purdie Street. The unit forms part of a popular retail parade with nearby occupiers including hair and beauty salons, convenience stores and hot food outlets.

The property benefits from a separate pedestrian access onto Stewart Street, giving excellent visibility on two sides.

Hamilton is a thriving South Lanarkshire town with a population of over 55,000. It enjoys strong transport links, lying just off Junction 3 of the M74 and around 12 miles south-east of Glasgow, with easy connections to East Kilbride, Motherwell and Bothwell. Hamilton train station is also within walking distance..



Property Details

DESCRIPTION

A secure, double-fronted retail unit on the ground floor of a traditional mid-terraced tenement

Previously trading as a hair and beauty salon with a separate Stewart Street entrance previously housing a prom dress shop, the property benefits from dual frontage and excellent visibility.

Internally, the space is arranged to provide a large open plan sales area with various treatment rooms, , and storage, plus staff facilities and rear access. Ideal for continuing as a multi-use retail/trading space with the ability to split the unit into two independent retail premises.

Please see indicative floor plan demonstrating the layout.

ACCOMMODATION

The property has been measured in accordance with RICS Code of Measuring Practice 6th Edition on a net internal basis at 131.47 sq.m (1,415 sq.ft)

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 £5,500.

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

SALE TERMS

Offers over £115,000 are invited for the purchase of our client's heritable interest in the premises.



Property Details

LEGAL COSTS

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

VAT

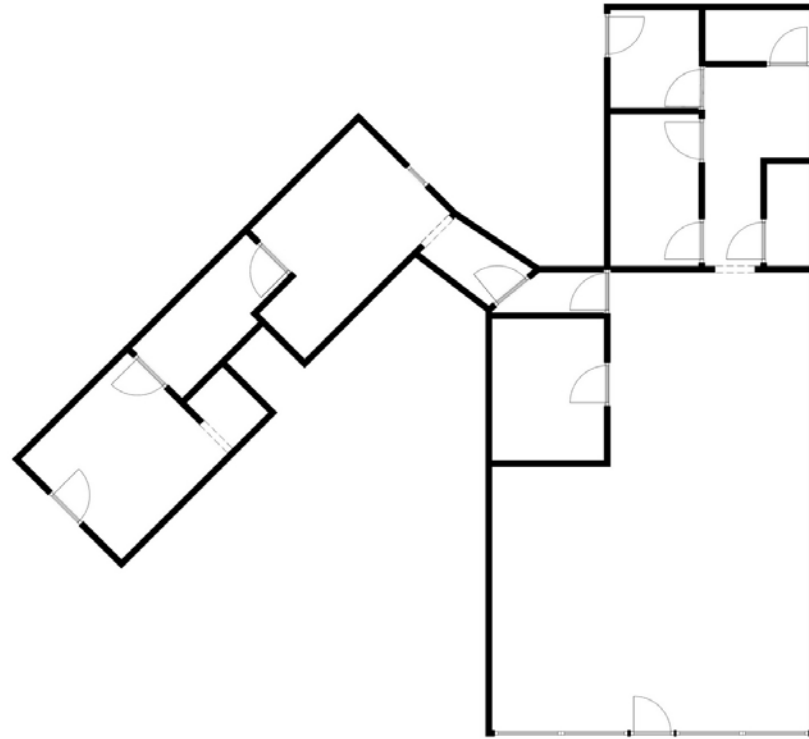
All prices quoted are exclusive of VAT which may be chargeable.

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.



FLOORPLAN FOR INDICATIVE PURPOSES ONLY.

Make an enquiry

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DM HALL



Regulated by
RICS

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