



169 Almada Street,
Hamilton, ML3 0ET

59 sq m
(635 sq ft)

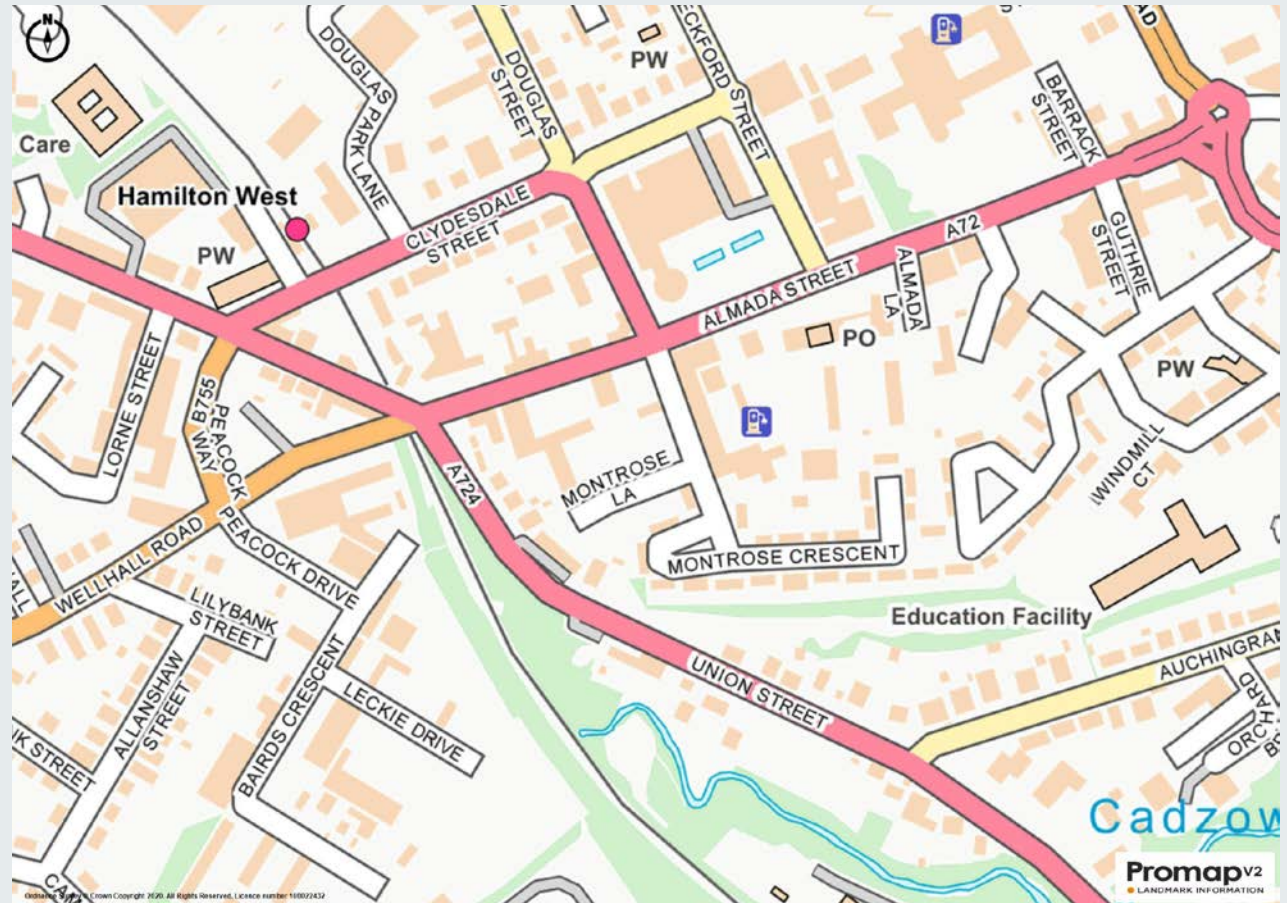
Property Details

- Busy roadside position within Hamilton Town Centre
- Close to Council HQ, and variety of licensed/leisure users
- Well-presented class 1A office/retail unit.
- Net Internal Areas 59 sq.m. (635 sq.ft.)
- 100% rates relief available, subject to occupier status
- Rent £10,000 per annum

LOCATION

Almada Street is a busy main road route located to the west of Hamilton Town Centre, just off the Peacock Cross area and is an established commercial location with South Lanarkshire Council,

Hamilton Sheriff Court nearby alongside a variety of bars and restaurants, doctor's surgery and a car showroom, amongst other users.



Property Details

DESCRIPTION

169 Almada Street is a well presented semi-detached office comprising single storey premises of traditional construction. It has most recently been used as offices but would be suitable for a mix of uses, subject to consent.

Internally the property is laid out provide an open plan office/sale area off which is private office/meeting room, staff kitchen, storage and toilets.

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 59 sq.m (635 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 £7,700.

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

RENT

The property is available is to lease on a full repairing and insuring terms for a period to be agreed.

Rental offers in excess of £10,000 per annum.

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.



Property Details

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

Jacqueline Towie
01698 284 939
jacqueline.towie@dmhall.co.uk

DM Hall Commercial Department
Unit 3 Cadzow Park, 82 Muir Street
Hamilton, ML2 6BJ
01698 284 939

DM HALL



Regulated by
RICS

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in 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 outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.