



**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0141 337 7575 X @Allied_Scotland
www.alliedsurveyorsscotland.com



TO LET

170 Quarry Street Hamilton ML3 6QR

- ✓ Highly visible corner retail unit
- ✓ Suitable for retail and office use
- ✓ NIA: 25.98 sq m (280 sq ft)
- ✓ Rent : £150 per week

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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Location

Hamilton is situated within South Lanarkshire, approximately 13 miles south east of Glasgow, and 42 miles south west of Edinburgh. The town has excellent infrastructure links with the M74, M73 and M8 Motorway Network, and benefits from excellent public transport connections. The property is located on Quarry Street at its junction with Gateside Street in a popular and well supported retail area in the town centre. The subjects enjoy a prominent frontage onto one of the town's arterial routes with on street parking available nearby. Surrounding occupiers comprise a mix of retail, professional services and food offerings.

Description

The subjects comprise a corner positioned ground floor retail unit contained within a traditional three storey sandstone tenement building. They offer a bright appealing retail space with a tea preparation area and toilet situated to the rear.

Floor Area

We calculate the net internal floor area of the property at 25.98 sq m (280 sq ft).

Rates

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £4.050 effective 1st April 2026. The uniform business rate for the current year is £0.481 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

EPC

This can be provided on request.

Rent

Our client is seeking a rent of £150 per week (£7,800 p.a.) on full repairing and insuring terms.

VAT

Not applicable.

Offers

In the normal Scottish form addressed to this office.

Acquisition Costs

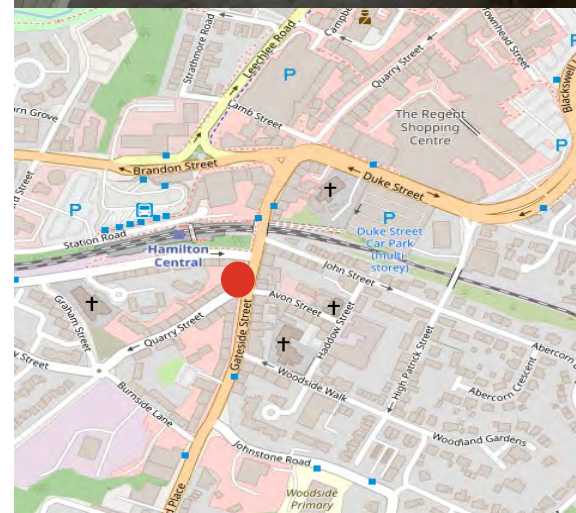
Each party shall be responsible for their own legal costs incurred in connection with the eventual tenant liable for any Land and Buildings Transaction Tax (LBTT) and VAT thereon.

Date of Entry

To be mutually agreed.

Anti-Money Laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/ occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.



VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent, Allied Surveyors Scotland Ltd

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