ALLIED SURVEYORS SCOTLAND

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



FOR SALE

Cruse House, 20 Argyle Drive, Burnbank, Hamilton ML3 9EB

- Renovated accommodation
- Ideal for religious or community use
- Accessible by public transport
- GIA: 369.20 sq m (3,974 sq ft)

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LOCATION

The property is located in a settled residential area to the south of Burnbank town centre and within 2 miles of Hamilton town centre. The property lies on the west side of Argyle Drive bounded by residential dwellings. On street parking is available.

DESCRIPTION

The property comprises a former children's nursery contained within a single storey detached building. The property has been renovated to create a clear open plan space suitable for a variety of uses with staff welfare space to the rear. There is also an attic storage facility running the full length of the building accessed by a staircase from the rear of the building.

Renovation works have included:

- A new glazed frontage with electric roller shutters
- New ceiling system with LED lighting
- Terrazzo tile floor throughout the ground floor

PLANNING

The property has Class 10 – (Non-residential institutions). Accordingly, the property is suitable for crèches, or day nurseries, day centres, schools and colleges, art galleries, museums, exhibition halls, public libraries and places for social activities of a religious body. Class 1A consent has been refused.

FLOOR AREA

Ground Floor:	184.60 sq m (1,987 sq ft)
Attic:	184.60 sq m (1,987 sq ft)
Total:	369.20 sq m (3,974 sq ft)

PRICE

Our client is seeking offers in excess of £175,000 for their heritable interest with outright ownership.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £15,700 effective 1st April 2026. The uniform business rate for the current year is £0.481 pence in the pound.

Occupiers may be eligible for 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.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is G.

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 purchaser liable for any Land and Buildings Transaction Tax (LBTT) and VAT thereon.

DATE OF ENTRY

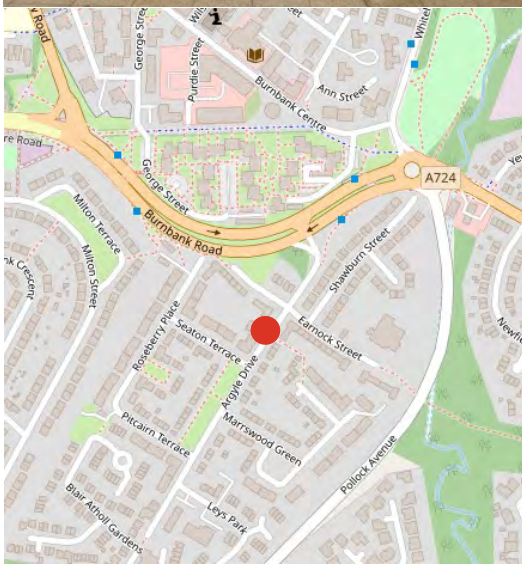
To be mutually agreed.

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 selling agent, Allied Surveyors Scotland Ltd

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