



## 2 Bothwell Business Park, Hamilton, ML3 0FD

- Single let investment to **Love Learning Scotland SCIO**
- Newly refurbished to an excellent standard
- Lease expiry **23rd May 2029**
- Rent - **£34,120** per annum
- Offers over **£365,000** reflecting an attractive NIY of **9.02%**



#### LOCATION

Hamilton is a large town with a population of around 50,000 people and a catchment estimated to be 350,000. It serves as the main administrative centre for the South Lanarkshire Council area and is located around 15 miles to the south east of Glasgow city centre. The town benefits from excellent transport links and has two railway stations which both provide access to Glasgow's Central Station. There is also a major bus terminus in the town centre.

The subject property is located in a prime elevated position within Bothwell Bridge Business Park which lies to the north side of the town and to the west side of Bothwell Road, a short distance from the junction with the A725 East Kilbride Expressway. Bothwell Road (B7071) is the major route between Hamilton town centre and the adjoining towns of Bothwell and Uddingston that lie to the north.

#### DESCRIPTION

The subject property comprises a newly refurbished open plan office accommodation over ground and first floors within one half of a semi-detached two-storey purpose built office pavilion. The property is of cavity brick and block construction with facing brick external leaf while the roof is pitched and tiled.

Internally the subjects have been fitted out by the Tenant to a high standard, taking advantage of the raised access flooring provided the Tenant with the flexibility required for the growing business. Double glazed windows provide excellent natural light to the subjects which along with fluorescent strip lighting provides a bright workspace. The ground and first floor vestibules provide male, female/ disabled toilets and a boiler cupboard for each suite.

#### ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following net internal floor areas derived:-

Ground: 156.08 sq.m (1,680 sq.ft)  
 First: 160.85 sq.m (1,732 sq.ft)  
**TOTAL: 316.93 sq.m (3,412 sq.ft)**

The unit further benefits from 10 allocated onsite parking spaces.



#### LEASE TERM

The subjects are leased to **Love Learning Scotland SCIO**, a Scottish charitable incorporated organisation on Full Repairing and Insuring terms from **24th May 2019** until **23rd May 2029** at a passing rental of **£34,120 per annum**.

Rent is reviewed to open market value on a five-yearly basis.

The Tenant incentive will be "topped up" by the Vendor.

#### PROPOSAL

Offers in excess of **£365,000** are sought reflecting a Net Initial Yield of **9.02%** assuming standard purchasers costs of **3.65%**.

#### RATING ASSESSMENT

We understand that the premises have the following rateable value assessment:-

Office - £22,000.

#### VAT

Unless otherwise stated all figures, prices, etc., are quoted exclusive of VAT.

#### TENURE

The Vendor is selling the Heritable Title (Scottish Equivalent to English Freehold)

#### LEGAL COSTS

Each party will bear their own legal costs in respect of any transaction of this site, however for the avoidance of doubt the purchaser will be responsible for LBTT, Extract copies and VAT thereon.

#### ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of 'C'. A copy of the EPC certificate is available upon request.

#### VIEWING & FURTHER INFORMATION

Strictly by appointment through:

Graham + Sibbald:  
 233 St Vincent  
 Glasgow  
 G2 5Q

#### To arrange a viewing contact:



**Mark Gillies**  
 Commercial Agent  
 Mark.Gillies@g-s.co.uk  
 07787 291 149

#### IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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6. Date of Publication: June 2019