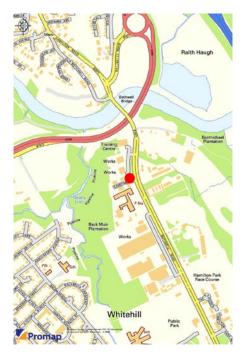




2 Bothwell Business Park, Hamilton, ML3 OFD

- 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 fiveyearly basis.

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

PROPOSAL

Offersin 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 50

To arrange a viewing contact:



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

IMPORTANT NOTICE

- 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.
- Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/ Tenants take the property as they find it.
- 3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
- All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
- 5. A list of Partners can be obtained from any of our offices.
- 6. Date of Publication: June 2019

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