



ENTIRE BUILDING FOR SALE PART INCOME PRODUCING REDEVELOPMENT OPPORTUNITY

Hamilton Street/Cassells Street, Carluke

Within the central core of Carluke, at the corner of Hamilton Street with Cassells Street. In an area of mixed uses, High Street, the principal shopping thoroughfare of Carluke is only yards away and Rankin Gait, a purpose built retail development, is opposite. Free parking is available in a number of public car parks throughout the town centre.

With a residential population in the region of 13,000 and continuing to grow with a number of modern residential developments throughout the town, Carluke is approximately 22 miles from Glasgow and within 5 miles from Wishaw to the north west and a similar distance from Lanark to the south east.

HAMILTON OFFICE:

Suites 7 & 8 Waverley
House
Caird Park, Hamilton
ML3 0QA

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

A 2 storey and attic sandstone building with attached single storey store/ garage/ workshop at the corner of Hamilton Street and Cassells Street. Part income producing and with a variety of redevelopment options, the accommodation provided is as follows: -

10 Hamilton Street – 47.91 sq m/516 sq ft presently vacant, a double fronted shop with central entrance door currently sub-divided to form front retail area/reception with various rooms partitioned off but with the capability of conversion to open plan and there is a staff area/kitchen to the rear with toilet off.

12 Hamilton Street – 44.8 sq m/483 sq ft, currently occupied under a lease and trading as Adorable Childrenswear. Vestibule entrance to retail area with back shop/store, tea preparation area and toilet off. Lease details: - 6 years from 3 July 2018 to Lynda Burns incorporating a tenant only break option after 3 years at a rental of £4800 per annum.

35 Cassels Street – first floor and attic flat/office benefitting from replacement double glazing throughout but otherwise requiring complete refurbishment. 137.4 sq m/1479 sq ft first floor of 4 rooms and toilet plus 45.8 sq m/493 sq ft attic of another 2 rooms.

35A Cassells Street – attached to the rear with access off Cassels Street, a single storey workshop/store/garage of 45.8 sq m/493 sq ft with toilet installed and an upper floor loft storage area.



NOTICE

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- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute, nor constitute part of, an offer or contract.
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EPC RATING: Awaiting EPCs

RATEABLE VALUES:

10 Hamilton Street	£4850
12 Hamilton Street	£3950
35 Cassels Street	£7200
35A Cassels Street	£1250

The Small Business Bonus Scheme offers up to 100% rates relief and further details are available on the Scottish Government website, www.scotland.gov.uk under the heading Topics, Public Sector, Local Government, Local Government Finance then Non Domestic Rates

PRICE:

The properties are for sale as a whole and **OFFERS OVER £75,000 are invited.**

In the first instance, all offers should be submitted to Mr Cameron of this office.

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VIEWING:

STRICTLY by appointment through ourselves as agents.

REF: L086 Prepared Aug 2020

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