



18 Brandon Street, Hamilton, ML4 6AB

The subject comprises a retail/office unit occupying part of the ground floor of a four storey traditional red sandstone building.

- Located in a prominent position within Hamilton Town Centre
- Unit extends to approximately 49.24 sq.m. (530 sq.ft.)
- Suitable for a variety of uses
- Currently benefits from Class 2 office consent



LOCATION

The subject property is situated on the north side of Brandon Street, a short distance east from the junction with Leechlee Road within Hamilton town centre.

The property benefits from excellent transport links. These are provided by the Hamilton Central Railway Station and Bus Station which are located nearby.

DESCRIPTION/ ACCOMMODATION

The subject comprises a retail/office unit occupying part of the ground floor of a four storey traditional red sandstone building formerly occupied by an employment office.

The subject has a traditional high street office frontage comprising an aluminium framed single glazed display window. Internally the subjects are essentially open plan benefitting from storage space to the rear and an ancillary area comprising a WC and staff room.

Nearby occupiers include Iceland and William Hill.

The premises have the following approximate floor areas:

Ground Floor: 49.24 sq.m (530 sq ft)

RENT

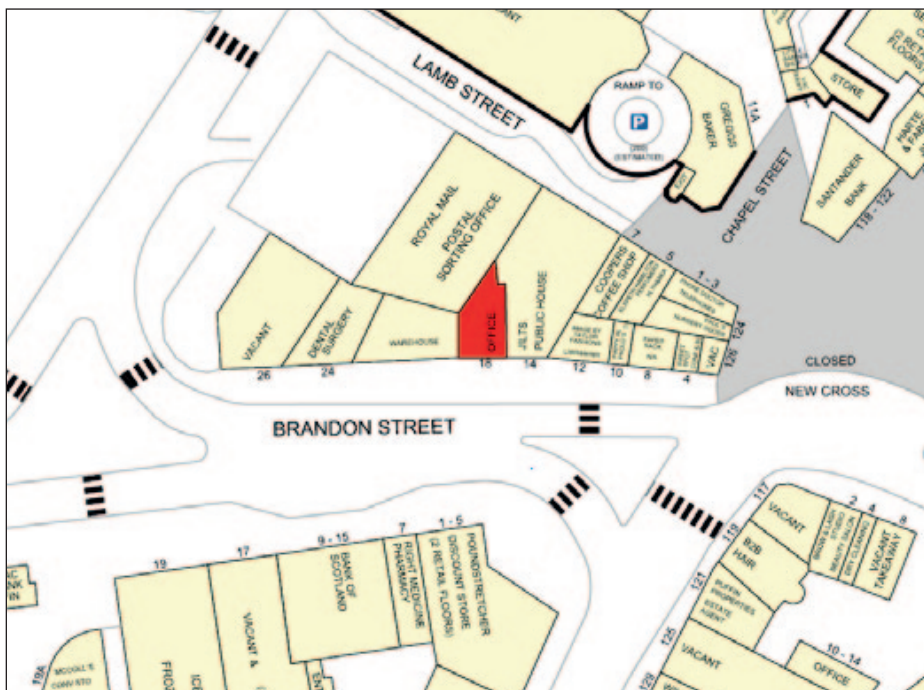
Leasehold offers in the region of £12,000 per annum are invited.

RATING

We are advised that the premises have the following rateable value assessment:

Rateable Value £6,800

At this level of rating assessment an incoming occupier may be eligible for 100% rates relief. Full details are available from the agents.



EPC

An EPC has been undertaken for this property and a copy is available upon request.

V.A.T

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

LEGAL COSTS

Each party will bear their own legal costs however the incoming tenant will be responsible for LBTT, Extract Copies and VAT thereon.

VIEWING & FURTHER INFORMATION

Strictly by appointment through
Messrs Graham + Sibbald
233 St Vincent Street
Glasgow
G2 5QY

Tel No. 0141 332 1194

To arrange a viewing contact:



Terry McFarlane
Head of Agency
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0141 567 5397



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