



OFFICE / SHOP TO LET

Unit 3 Princes Gate, Hamilton

LOCATION:

Part of the ground floor of Princes Gate, a mixed use development offering retail and office accommodation on the town square to the north of Hamilton town centre. ASDA adjoins Princes Gate and neighbouring occupiers include Subway, hair and beauty salon and Skills Development Scotland. Another development, Hamilton Towers, is opposite adjoining the Vue cinema complex which includes Boots, JD Sports, Next, Nando's and Frankie & Benny's. Other notable occupiers within the development include Bijoux Bridal and Ink Spot.

Junction 6, M74 is nearby and Hamilton Central Railway station and bus terminus are within the town centre.

HAMILTON OFFICE:

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

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

Mid terraced unit, likely to suit retail or Class 2 office use, in the prominent Princes Gate Development on Town Square.

Highly visible full height display frontage with door to principal retail space/reception, office beyond and corridor to a disabled toilet and stairs to mezzanine level.

A parking space is provided within the rear yard.

AREAS:

765 sq ft/71.1 sq m net internal area to the ground floor.

268 sq ft/24.9 to the mezzanine.

ENERGY RATING: Awaiting EPC

RATEABLE VALUE:

£8,800

To qualifying occupiers 100% rates relief may be available under the Scottish Government's Small Business Relief Scheme and prospective tenants should make their own enquiries to satisfy themselves in this connection.



RENT, LEASE DETAILS ETC:

A new lease is sought for a negotiable duration on standard, full repairing and insuring terms for the development at RENTAL OFFERS OVER £11,000 per annum exclusive of VAT, service charge and local rates.

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

VIEWING:

STRICTLY by appointment through ourselves as agents.



REF: R498 Amended September 2020

NOTICE

Whyte & Barrie for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (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.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of Whyte & Barrie has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.