



## SHOP WITH UPPER FLOORS TO LET

2/4 QUARRY STREET, HAMILTON

### LOCATION:

Prominently positioned at the junction of Quarry Street and Cadzow Street at Hamilton's Old (or Bottom) Cross. Within the central retail and commercial core of Hamilton, the Old Cross is the junction of Quarry Street, Cadzow Street, Castle Street, Keith Street and Townhead Street to the north east of Quarry Street and The Regent Centre which form the principal retail area of the town. There are a variety of local, independent and national retailers in the area including Semi-Chem, Greggs and Primark.

Hamilton is approximately 12 miles to the south east of Glasgow and has a population of approximately 50,000 with an estimated catchment of around 350,000 within a 10 mile radius.

### HAMILTON OFFICE:

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

### CONTACT US

01698 891 400  
[www.wbcs.co.uk](http://www.wbcs.co.uk)

## DESCRIPTION:

Ground floor retail unit, currently split into two shops, with first and second floors separately accessed via an adjacent close.

Currently separated by a central staff area, one shop is at the junction of Quarry Street and Cadzow Street with an entrance door on the corner while the other is on Quarry Street.

## ENERGY RATING: G

## AREAS ETC:

Frontage to Quarry Street	15ft 11 ins / 4.84 m
Frontage to Cadzow Street	15 ft 3 ins / 4.64 m
Ground floor	647 sq ft / 60.19 sq m
First floor	573 sq ft / 53.24 sq m
Second floor	243 sq ft / 22.66 sq m

## RATEABLE VALUE:

£23,000



## RENT, LEASE TERMS ETC:

A new lease is sought on standard, commercial, full repairing and insuring terms for a negotiable duration.

**RENTAL OFFERS OF £18,000** per annum are invited (exclusive of VAT and local rates)

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

## JOINT AGENT:

Graham Wiseman  
Stelmain  
0141 226 5252  
gw@stelmain.com

## VIEWING:

STRICTLY by appointment through ourselves as agents.

REF: R495 Prepared Oct 2017

## 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.