



FOR SALE

PROMINENT RETAIL UNIT

66 Hamilton Road, Rutherglen, G73 3DQ

Prominent retail premises.

Adjacent to town centre in mixed residential/commercial location.

100% Rates Relief, subject to occupiers status.

NIA 40.64 sq.m. (437 sq.ft.), or thereby.

Offers over £40,000 are invited.

LOCATION

The subjects are situated on the south side of Hamilton Road, a prominent location close to Rutherglen town centre. The surrounding locality comprises a mix of commercial, residential and retail occupiers including a car body shop, newsagent, beauty salon and Rainbow Blinds.

Rutherglen is located within the South Lanarkshire region, approximately 6 miles south of Glasgow city centre and has a resident population of around 25,000 persons. The suburb has excellent road and public transport connections, particularly since the completion of the M74 motorway extension, which provides direct access to Glasgow city centre. Rutherglen also has a rail link providing services to Glasgow and the surrounding Lanarkshire towns.

DESCRIPTION

The subjects comprise a mid-terrace retail unit over the ground floor of a 4 storey traditional tenement built building. The shop has a double frontage onto Hamilton Road with side access protected by storm shutter doors.

Internally, the subjects were last used as a hairdressers and have been sub divided to form a main salon/sales area to the front, wash area, storage, staff accommodation and toilets to the rear.

FLOOR AREA

From measurements taken on site we calculate the property to extend to the following Net Internal floor area:

Ground Floor	40.64 sq.m.	(437 sq. ft.)
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RATES

Reference to the assessors website has shown that the subjects are entered in the current Valuation Roll with a Rateable Value of £2,900.

Under the Small Business Bonus Scheme, this property should qualify for 100% Rates Relief, subject to occupiers status. Please note that a new occupier has the right to appeal the current assessment.

PRICE

Offers over £40,000, exclusive of VAT (if applicable) are invited for our clients heritable interest.

EPC

A copy of the Energy Performance Certificate is available upon request.

ENTRY

Entry is available upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

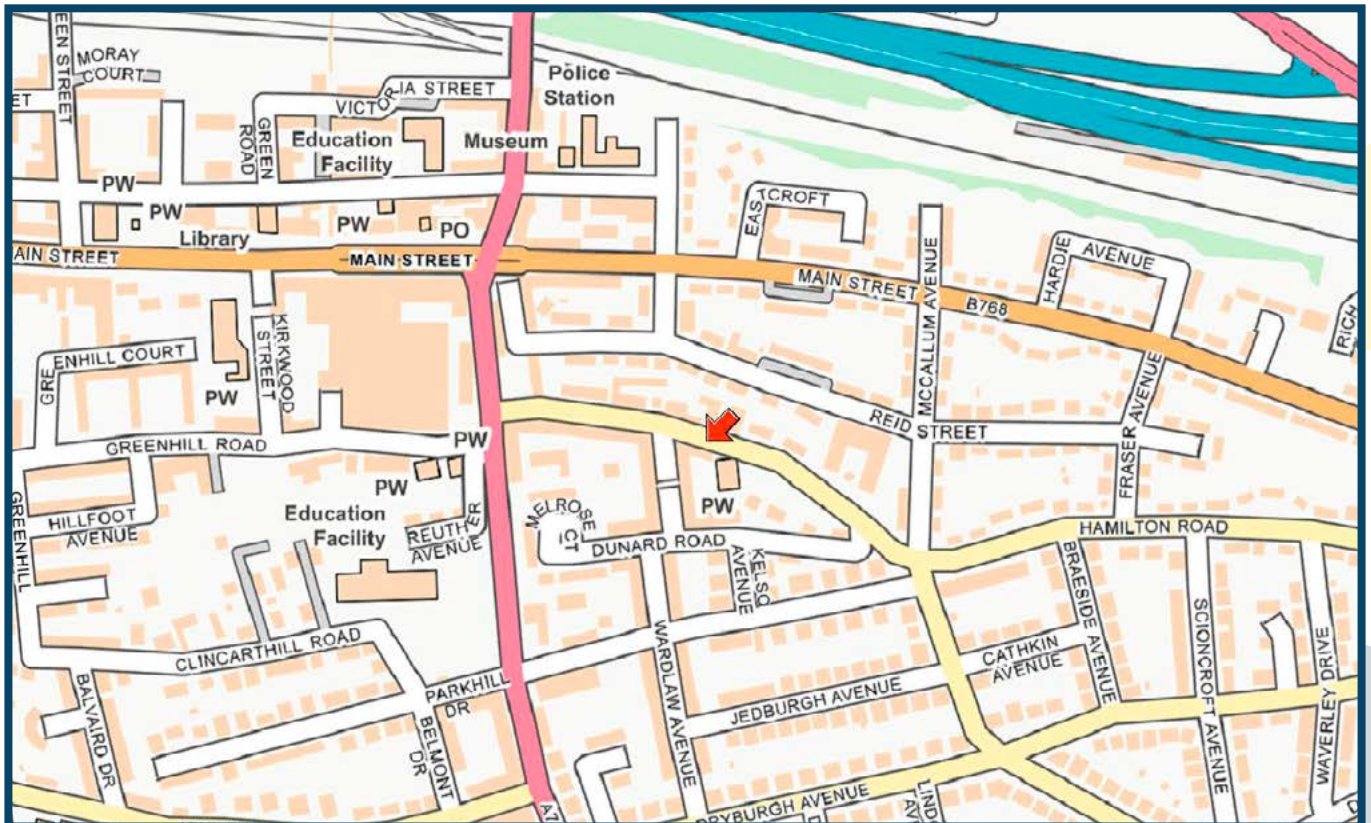
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