



FITTED SALON TO LET – COULD SUIT OTHER USES

224 Silvertonhill Avenue, Hamilton, ML3 7PF

LOCATION:

Part of a small neighbourhood development of shops just off Silvertonhill Avenue within a densely populated area of private residential and local authority housing. The shops are set back from the road with tarmacadamed surrounds for deliveries and there is unrestricted parking on the road and a car park to the rear. A Day-Today convenience store and a ladies and gents hairdresser and beauty salon are the other occupiers in the development.

HAMILTON OFFICE:

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

CONTACT US

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DESCRIPTION:

Mid terraced, single storey shop currently fitted as a hairdressing salon but also suitable for alternative uses.

Roller shutters to the display window and entrance door to open plan salon/retail area with small room/store and toilet to the rear and back door to yard.

Reception/waiting area, 4 styling stations and two back wash basins.

AREA:

475 sq ft/44.09 sq m or thereby net internal area

RATEABLE VALUE: £7,200

For qualifying occupiers, 100% rates relief may be available under the Scottish Government's Small Business Bonus Scheme. Prospective purchasers should confirm the position for themselves.



ENERGY RATING: Awaiting EPC

RENT, LEASE TERMS ETC:

A new lease is sought on standard, commercial, full repairing and insuring terms for a negotiable duration at RENTAL OFFERS OVER £7500 per annum exclusive of VAT and local rates.

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

VIEWING:

STRICTLY by appointment with Whyte & Barrie as agents.

REF: R528 Prepared Aug 2019

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