



4 — 6 Hamilton Road,
Motherwell, ML1 1BB

- Prominent Corner Position
- Town Centre Location
- Accommodation of 1,380 Sq ft (128.26 Sq. m) or thereby.

LOCATION

The property is located in Motherwell and occupies a prominent corner position with dual frontage onto both Hamilton Road and Muir Street (A721). Motherwell rail station is located a short distance to the north of the subjects and the public bus network is accessible from Muir Street and Hamilton Road.

DESCRIPTION

The first-floor office is located within a three storey, red sandstone tenement of traditional masonry construction with a pitched slate clad roof. The accommodation comprises cellular office rooms, an ancillary storage room and kitchen/ tea-prep. Separate male and female WC's are also included within the premises.

ACCOMMODATION

We have measured the subjects in accordance with the RICS Property Measurement, 1st Edition to arrive at the approximate net internal area;

First Floor: 1,380 Sq ft (128.26 Sq. m)

TERMS

Offers in the region of £85,000 are invited for the heritable interest of the property.

RATING ASSESSMENT

We understand the subjects are entered separately in the current valuation roll as:

4 Hamilton Road, Motherwell, ML1 1BB - £3,300
effective from 01-APR-17

6 Hamilton Road, Motherwell, ML1 1BB -£5,700
effective from 01-APR-17

VAT

Unless otherwise stated, all figures, prices etc are quoted exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald:



To arrange a viewing contact:



Innes Flockhart
Surveyor
innes.flockhart@g-s.co.uk
0141 567 5351



Andrew Pilley
Surveyor
Andrew.Pilley@g-s.co.uk
0141 567 5396

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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6. Date of Publication: November 2017