

TO LET

RETAIL PREMISES — FORMER CAFÉ

**GRAHAM
SIBBALD**



Unit 3, 13 Keith Street, Hamilton, ML3 7BL

- Fully fitted former café premises
- Close proximity to Hamilton Town Centre
- Extends to approximately 63.97 sq.m. (689 sq.ft.)
- New FRI lease available
- Rental offers in excess of £10,000 per annum



LOCATION

Hamilton is the main Administrative Centre for the South Lanarkshire Council area and has a resident population of approximately 53,000 persons and a catchment of approximately 350,000.

The town is located approximately 15 miles to the south-east of Glasgow City Centre. Hamilton benefits from good motorway access via Junction 5 and 6 of the M74 motorway.

The subjects are located on the immediate outskirts of Hamilton Town Centre. The immediate and surrounding area is mixed-use in nature. More specifically, the subjects occupy a prominent position on Keith Street, at its junction with Cadzow Street.

DESCRIPTION

The subjects comprise a ground floor retail premises forming part of a larger mixed-use building known as Hamilton Palace. Other businesses within the building include a gym, public house, nightclub and a function hall.

Internally the property is fitted out in line with its former use, as a café / deli, benefitting from herringbone flooring, counter area, WC, wall panelling, flue and food / tea prep area located to the rear. The unit is well presented internally and would suit a food takeaway.

ACCOMMODATION

We have taken floor areas from the Scottish Assessors Association. We understand the premises extends to the approximate net internal floor area:

Floor	SQ M	SQ FT
Ground	63.97	689

TERMS

The premises are offered on a new Full Repairing and Insuring Lease of negotiable length at rental offers in excess £10,000 per annum.

RATING

The subjects are entered in the Valuation Roll with a rateable value of £3,250.



It should be noted that at this level of Rateable Value an ingoing occupier may be eligible for 100% rates relief under the Scottish Government's Small Business Rates Relief Scheme.

VAT

Unless otherwise stated all prices, premiums and rents are quoted exclusive of VAT.

EPC

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

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. For the avoidance of doubt any ingoing occupier will be liable for LBTT, Extract Copies and VAT thereon.

VIEWING & FURTHER INFORMATION

Strictly by appointment through:

To arrange a viewing please contact:



Ryan Farrelly
Senior Surveyor
ryan.farrelly@g-s.co.uk
07900 390078



Louise Gartland
Commercial Agent
louise.gartland@g-s.co.uk
07989 352731

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.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: May 2024