

**\*\*\* STRICTLY PRIVATE & CONFIDENTIAL STAFF UNAWARE \*\*\***  
**TO LET / MAY SELL – CLASS 1 RETAIL UNIT**  
99.98 sq m (1,076 sq ft)



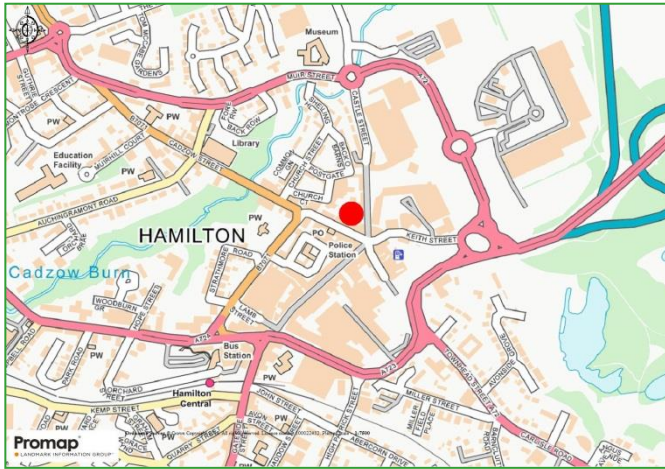
**2 Cadzow Street  
Hamilton  
ML3 6DG**

- highly prominent double-fronted corner retail unit
- located in the heart of Hamilton town centre on Cadzow Street immediately opposite it's junction with Quarry Street
- new FRI lease available
- may be suitable for alternative uses, including class 3, subject to planning
- no VAT on rent / purchase price
- on-street parking provided

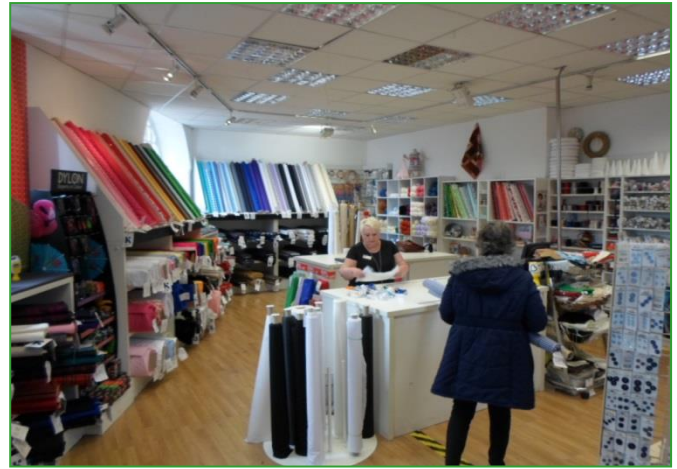
# 2 CADZOW STREET HAMILTON



## GERALDEVE



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### Location

Hamilton is located approximately 12 miles south-east of Glasgow city centre with a population of approximately 50,000 and a catchment of approximately 350,000 within a 10 mile radius.

More specifically the subject property is located in the heart of Hamilton town centre and commands a prominent corner position on Cadzow Street at Hamilton's "Old Cross" where Cadzow Street meets Castle Street, Keith Street, Townhead Street and Quarry Street. Neighbouring occupiers include Ladbrokes, Semi-Chem and William Hill.

On-street parking is provided on Cadzow Street itself whilst there are a number of pay and display car parks within the vicinity.

### Description

The subjects comprise a prominent ground floor corner retail unit forming part of a larger attractive Category B listed red sandstone building.

Internally the subjects provide open-plan retail accommodation to the front and rear together with ancillary/staff accommodation complete with a WC.

### Accommodation

We have measured the subjects in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculate a net internal area of;

99.98 sq m (1,076 sq ft)

### Asking Terms

The subjects are available by way of a new FRI lease at a rental of £17,500 per annum.

Alternatively our client may consider disposing of their heritable interest with further details available upon request.

### Rateable Value

The subjects are entered in the Valuation Roll with a Rateable Value of £15,300.

Subject to fulfilling the set criteria, some occupiers may be eligible for 25% rates relief under the small business bonus scheme.

### Planning

The subjects benefit from Class 1 consent and may be suitable for alternative uses (subject to planning). All planning queries should be made direct to South Lanarkshire Planning Department on 0303 123 1015.

VAT - no VAT is applicable.

EPC – available upon request.

### Viewing & Further Information

By appointment through the sole agents, Gerald Eve LLP

Gregor Brown  
gbrown@geraldeve.com  
Tel. 0141 227 2375



Conditions under which these particulars are issued

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