

HAMILTON

TOWERS

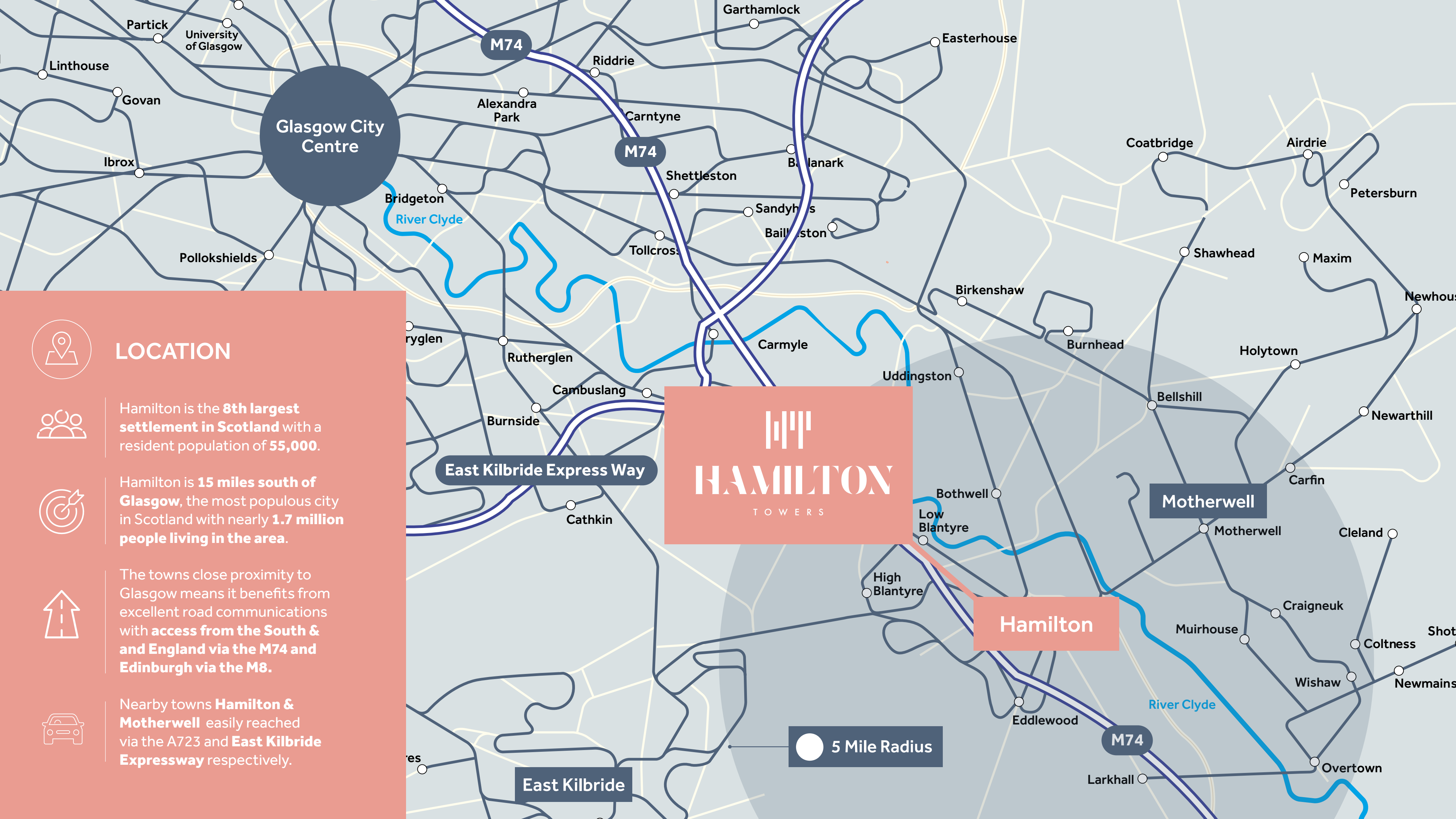
Excellent Retail, Leisure,
F&B & Business Space
opportunities in the heart
of Hamilton



800
PARKING SPACES



Class 3 (food & drink)
& Class 11 (assembly
& leisure) consent now
secured, with external
seating licences
(selected units only).



LOCATION



Hamilton is the **8th largest settlement in Scotland** with a resident population of **55,000**.



Hamilton is **15 miles south of Glasgow**, the most populous city in Scotland with nearly **1.7 million people living in the area**.



The towns close proximity to Glasgow means it benefits from excellent road communications with **access from the South & and England via the M74 and Edinburgh via the M8**.



Nearby towns **Hamilton & Motherwell** easily reached via the A723 and **East Kilbride Expressway** respectively.



Opportunity

Situation

Hamilton Towers is a **modern town centre** retail parade within a wider mixed use office, retail & residential development.

The development is home to the **Scottish Autism Charity** and a strong mix of local independent retailers.

The development occupies a **prominent location onto Castle Street** which is the main thoroughfare between Palace Towers Retail Park & Hamilton town centre.

A
MODERN
TOWN
CENTRE
RETAIL
PARADE

+ FROM THE AIR

Hang On Climbing Centre

Regent Shopping Centre

Costa Coffee

Wilko

Premier Inn

New College Lanarkshire,
Hamilton Campus

HAMILTON
TOWERS

Holiday Inn

JD Sports / Next /
Boots / Nando's

Vue Cinema

Asda

Hamilton Ice Rink

David Lloyd

Hamilton Palace
Sports Ground

McDonald's / Pizza Hut /
KFC / Starbucks

Palace Towers
Retail Park

800
PARKING SPACES



Premier Inn

wilko

ASDA

vue

JD

Boots

McDonald's

COSTA

Nando's

next

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Holiday Inn

Starbucks

Pizza Hut

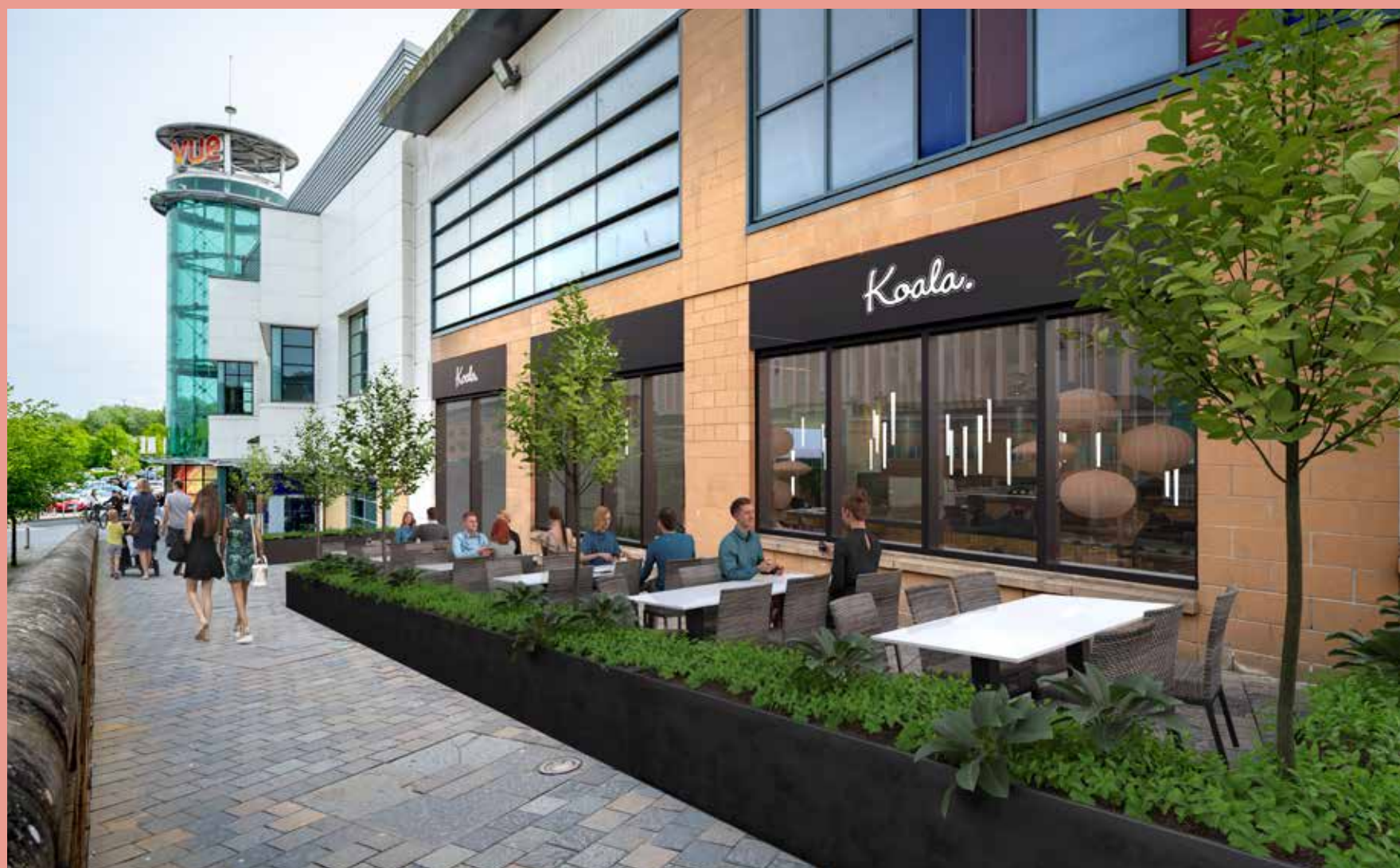
David Lloyd
CLUBS

Opportunity

LEISURE / F&B

- + The nearby **Premier Inn** and **Holiday Inn** hotels help to support a strong customer base for an excellent F&B and leisure line up.
- + Anchored by **Vue Cinema**, the area also boasts national restaurant chains **Nandos** & **Pizza Hut** alongside local independent bars including **Hemingways** and **Bar Zero**.
- + **Hamilton Town Square** and **Castle Street** offer a fantastic opportunity for outdoor seating areas to compliment any restaurant, cafe and leisure uses.





Opportunity

- + **Unit 62 & Unit 60** - Adjacent to Vue Cinema.
- + Planning consent now granted for **Class 3 (Food & Drink)** or **Class 11 Assembly and Leisure**.
- + **External seating licences** now granted for up to **90 outdoor covers**.



Opportunity

RETAIL

- + **Hamilton Town Square** and **Castle Street** benefits from strong footfall due to its strategic location between the high street and **Palace Towers Retail Park**.
- + The scheme already boasts a lineup of **successful local and independent retailers** offering a variety of products and services from bridalwear to nails and beauty.



+ Availability

SCHEDULE

UNIT	TYPE	AREA GROUND FLOOR (SQ FT)	AREA FIRST FLOOR (SQ FT)	TOTAL AREA (SQ FT)
Unit 62	Retail/ Leisure/F&B	3,219 sq ft		3,219 sq ft
Unit 60	Retail/ Leisure/F&B	1,954 sq ft	1,954 sq ft	3,908 sq ft
Unit 44/46	Retail	2,769 sq ft		2,769 sq ft

Unit 60

Unit 62

Unit 44/46
(Unit 5/6)

Unit 60 & 62 now granted
Class 3 (Food & Drink) &
Class 11 (Assembly and Leisure)
with outdoor seating licences





INTERESTED?

For viewings and further information please
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