

HAMILTON TOWERS

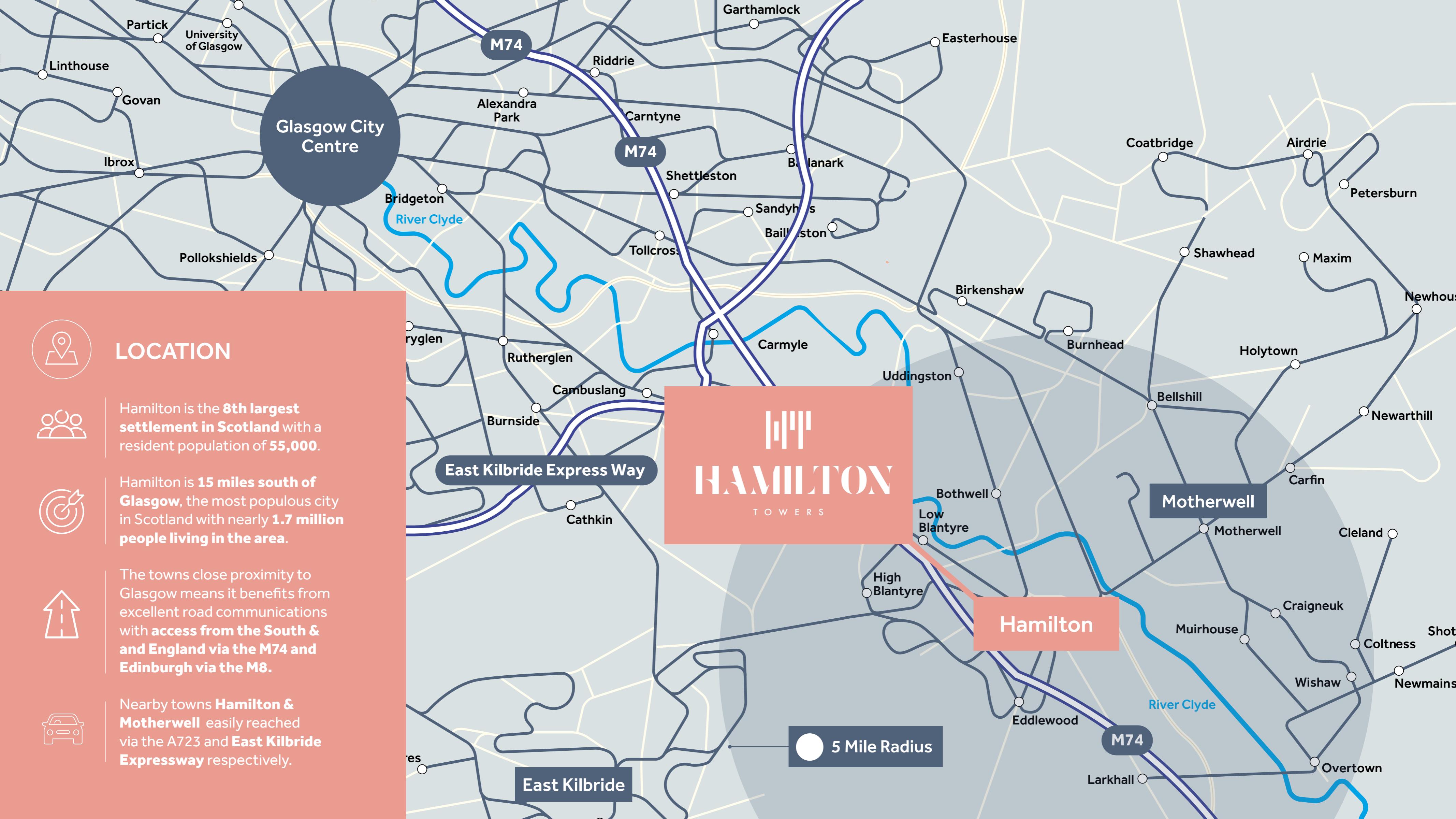
Excellent Retail, Leisure,
F&B & Business Space
opportunities in the heart
of Hamilton



800
PARKING SPACES



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



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



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

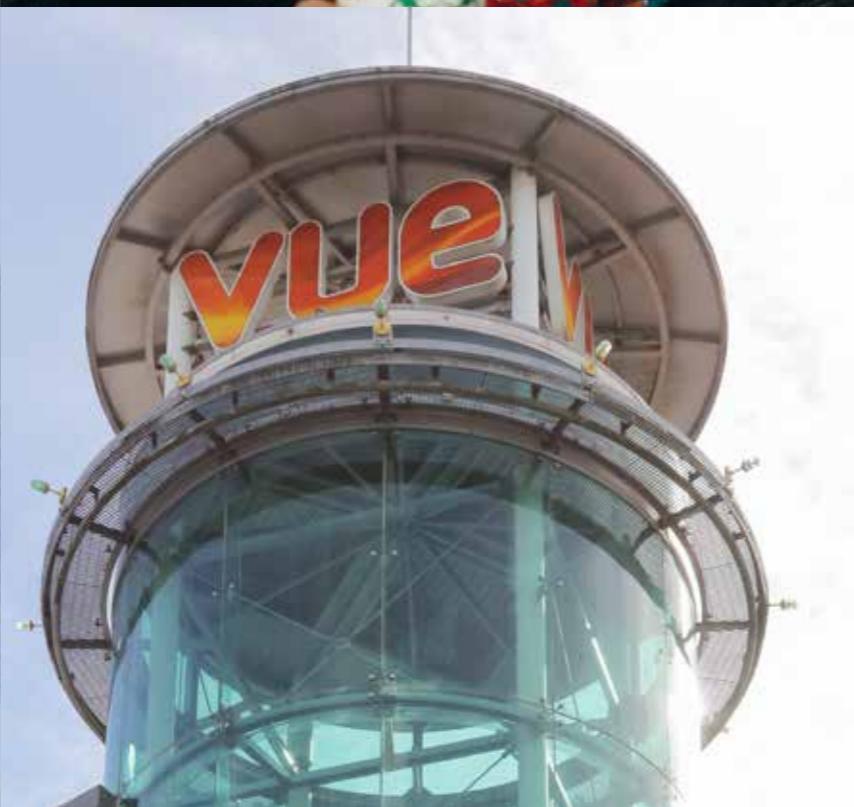
Unit 60

Unit 62

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

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 44/46
(Unit 5/6)





INTERESTED?

For viewings and further information please
contact the following joint agents:



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