

**PRIME RETAIL UNIT  
TO LET**

**67/69 QUARRY STREET  
HAMILTON  
ML3 7AG**

**Location**

Hamilton has a population of 45,000 persons approximately. The premises are prominently positioned on the west side of Quarry Street opposite the Quarry Place junction. The unit adjoins Cash Generator and Belles Tearoom. Specsavers, Nationwide, Betfred and Subway are all nearby.

**Description**

The premises are on ground floor only within a traditional tenement building under a part pitched and slated and part flat roof. The premises have a modern shop front, suspended ceiling with recessed light boxes and wall display system. The unit is presently configured with front sales and rear stock areas divided by a stud partition wall. Approximate areas and dimensions are as follows:-

Gross Frontage:	7.73 m	(25' 4")
Net Frontage:	5.51 m	(18' 0")
Depth:	27.84 m	(91' 4")
Net Area:	184.71 m <sup>2</sup>	(1,988 ft <sup>2</sup> )

The unit has the benefit of rear servicing – accessed through the Regent Centre service yard.

**Rating**

With effect from 1<sup>st</sup> April 2017 the Rateable Value will be substantially reduced to £22,000.

UBR (small) ('17/'18):     £0.48

**Lease Terms**

The subjects are offered on a new FRI lease for a period to be agreed.



**Rent**

Rental offers in the region of £18,000 per annum are now invited.

**Legal Costs**

Each party will pay their own legal costs. The Tenant will be responsible for stamp duty, registration dues and any VAT thereon.

**VAT**

All prices, rents and premiums quoted are exclusive of VAT at the current rate.

**Energy Performance Certificate**

EPC awaited, further details upon request.

**Entry**

Upon conclusion of legal missives.

**Viewing**

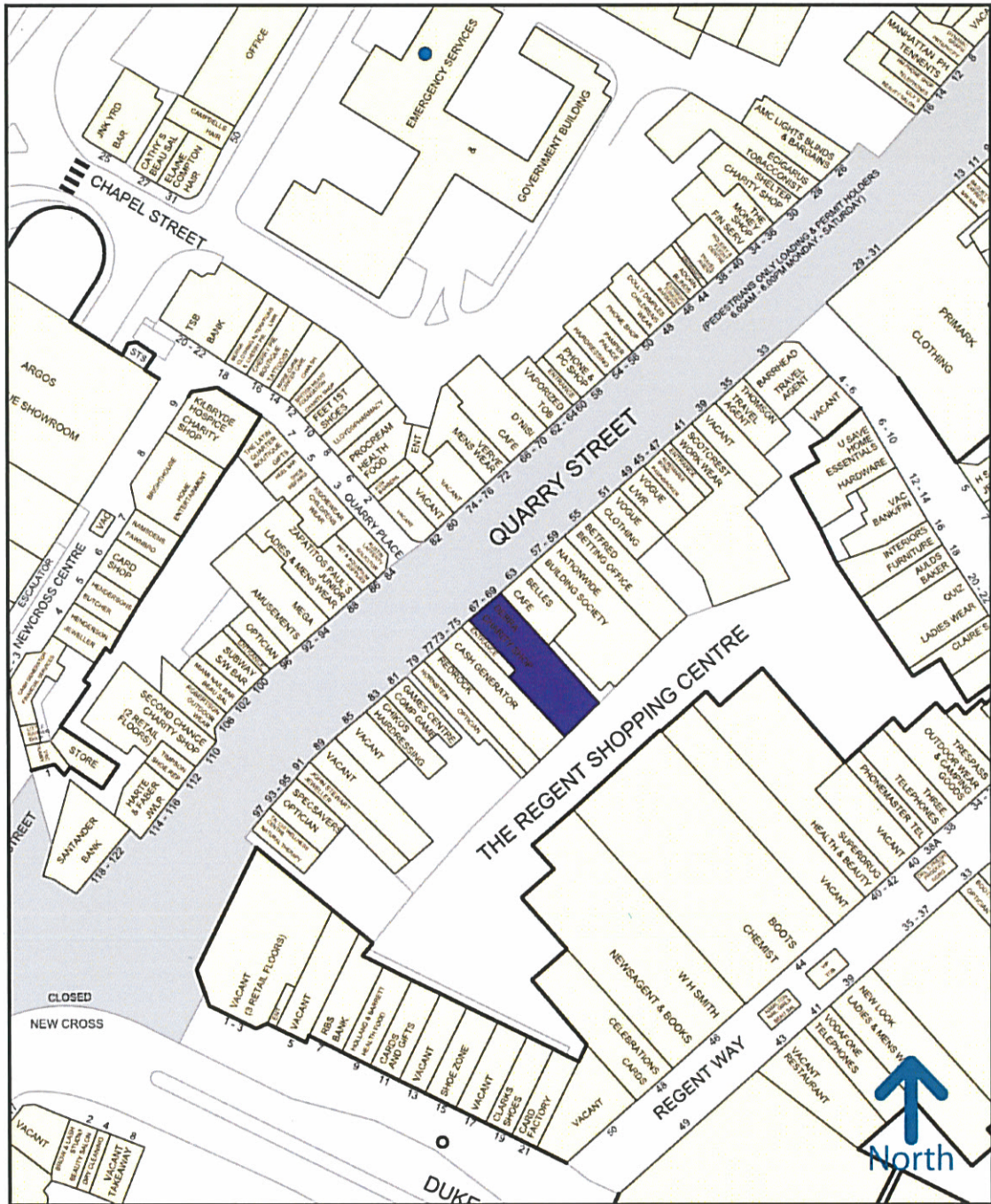
Strictly by appointment with the sole agents;

Whitelaw Baikie Figes

Tel:                   0141 221 6161

Contact:           Gavin Anderson  
Email:              [gavin@wbf.co.uk](mailto:gavin@wbf.co.uk)

LOCATION PLAN



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