



FIRST FLOOR OFFICE FOR SALE OR LEASE

29 Campbell Street, Hamilton, ML3 6AS

LOCATION:

Accessed from Campbell Street and enjoying a corner position at the junction with Cadzow Street within Hamilton town centre. There are a number of car parks nearby and the main railway and bus station are available at Hamilton Central, a short walk to the south.

The local road network offers access throughout South Lanarkshire and to Junctions 5 and 6, M74 for Glasgow, the south and the national motorway network (M73, M8 etc.)

Nearby ground floor occupiers include The Courtyard public house, Slater Hogg & Howison estate agent, Time coffee shop and the first floor is shared with the adjacent Hamilton Foot Clinic.

HAMILTON OFFICE:

Suites 7 & 8 Waverley House
Caird Park, Hamilton
ML3 0QA

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

First floor office accessed via shared entrance, upgraded close and stairway to landing with exclusive door to hallway, 4/5 offices and toilet. (There is also an additional toilet off the landing.) The property would benefit from internal refurbishment and redecoration.

AREA:

982 sq ft / 91.26 sq m or thereby net internal area.

RATEABLE VALUE:

The subjects currently have 3 entries in the Valuation Roll as the space has been sub-divided for letting so will require to be re-assessed as a single property for rating purposes. For qualifying occupiers, 100% rates relief may be available under the Scottish Government's Small Business Bonus Scheme. Prospective tenants/purchasers should confirm the position for themselves.

ENERGY RATING:

Awaiting EPC

PRICE, RENT, LEASE DETAILS ETC:

OFFERS OVER £45,000 are invited.

Alternatively, our clients will consider a lease of the property for a negotiable period on standard, commercial, full repairing and insuring terms subject to further negotiation on the rent.



In the first instance, all offers should be submitted to Mr Cameron of this office.

VIEWING:

STRICTLY by appointment through Whyte & Barrie as agents.



REF: O304 Prepared January 2021

NOTICE

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