

FOR SALE

WITH DEVELOPMENT POTENTIAL

IMPRESSIVE CATEGORY B LISTED BUILDING

POTENTIAL FOR CONVERSION TO MIX USE DEVELOPMENT, OFFICE, OR RESIDENTIAL USE (SUBJECT TO PLANNING)

PROMINENT LOCATION WITH EXCELLENT ROAD AND RAIL LINKS.

CLOSE PROXIMITY TO HAMILTON TOWN CENTRE AND MAJOR COMMERCIAL HUBS.

IDEAL FOR INVESTORS OR DEVELOPERS SEEKING TO MAXIMIZE THE SITE'S POTENTIAL.

NET INTERNAL AREA 417.1 SQ.M (4,489 SQ.FT)

OFFER OVER £235,000 ARE INVITED.



DM HALL

PRIME COMMERCIAL PROPERTY

2 LOWER AUCHINGRAMONT ROAD • HAMILTON • ML3 6HW

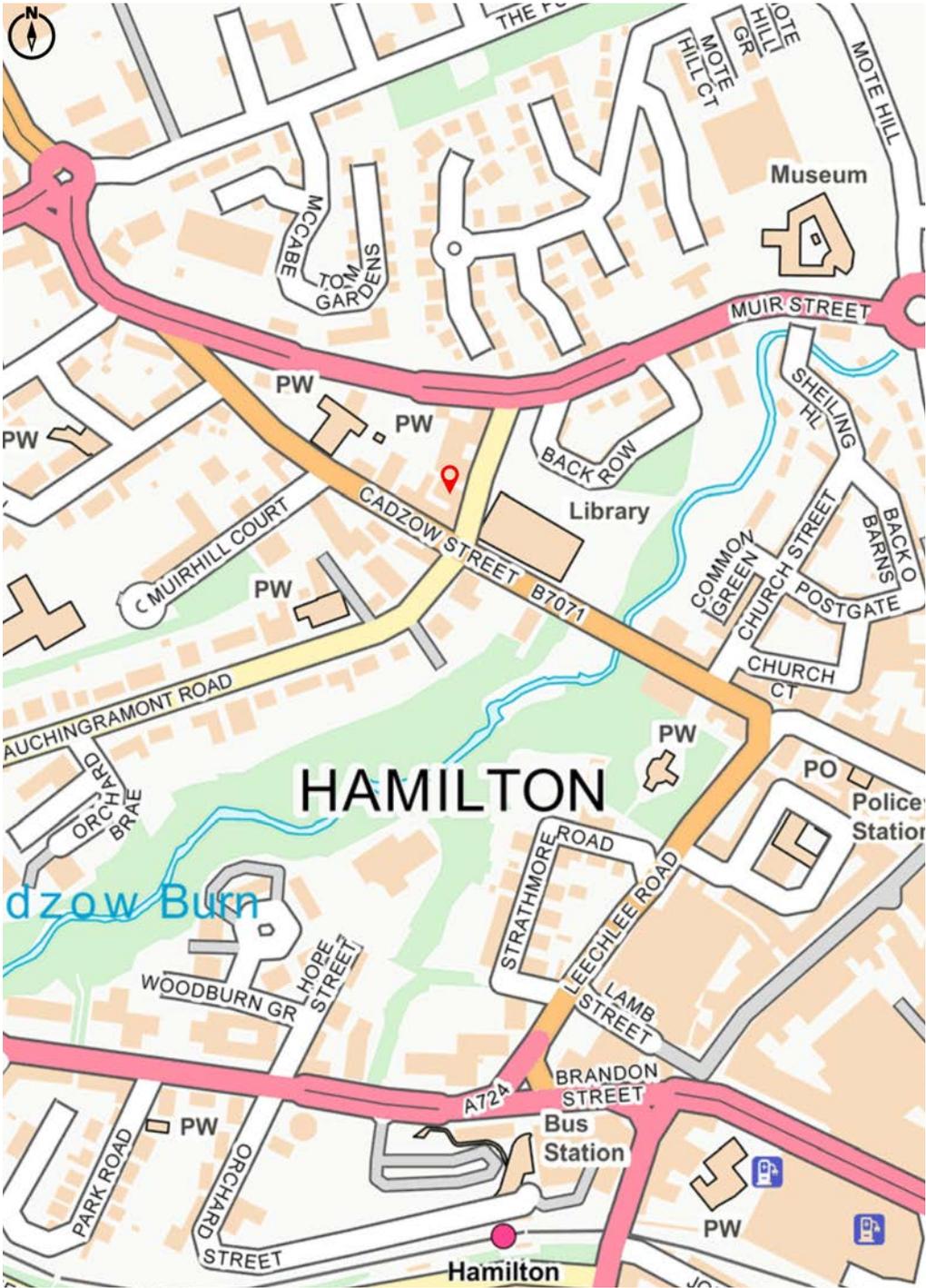
LOCATION

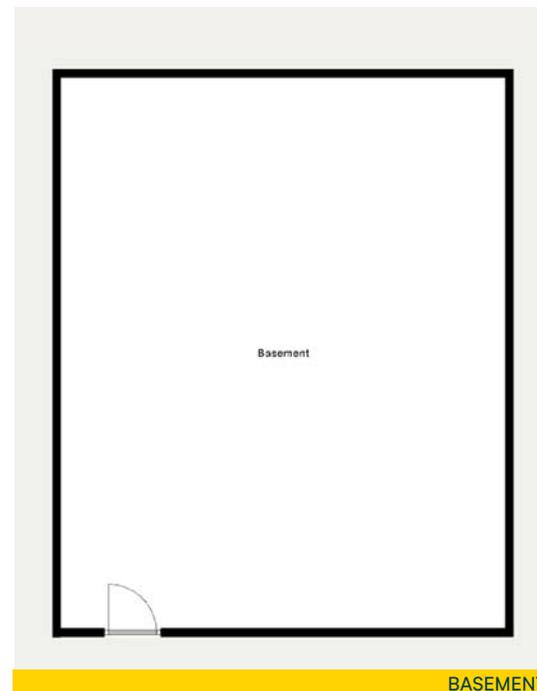
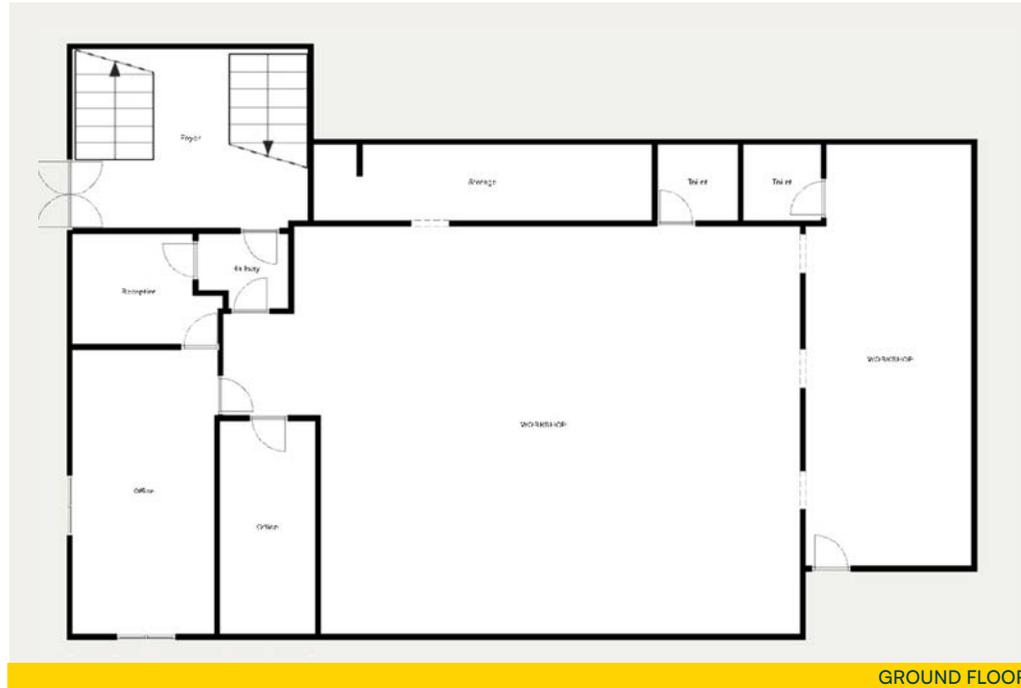
Situated in the heart of Hamilton, Lower Auchingramont Road, offers easy access to both road and rail transport links, and local amenities

The property benefits from its close proximity to Hamilton Town Centre, with its retail, restaurant/bar and leisure amenities, and excellent access to the M74 motorway, providing direct links to Glasgow, Edinburgh, and beyond.

Hamilton is situated approximately 10 miles to the southeast of Glasgow city centre and is the main commercial and administrative hub for South Lanarkshire.

The approximate location of the subjects is shown on the appended street plan.





DESCRIPTION

2 Lower Auchingramont Road, a B listed Building, constructed in the 1900's, is currently arranged as a business centre and print works, over three floors.

Access to the building is via the main central entrance, leading to a spacious open plan foyer.

The ground and basement are currently occupied by a print works and are laid out to provide, a reception, two private offices, an open plan print room, and associated stores. The basement provides open plan storage and due to the topography of the site is accessed by external street level access.

The upper floor contains communal kitchen, toilet facilities, 6 private offices, some of which are occupied on short term leases.

Please see indicative floor plan.

ACCOMMODATION

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal basis and is as follows:

Floor	Accommodation	sq m	sq ft
Ground	Print Works	203.27	2,187
First	Offices	136.42	1,468
Basement	Stores	77.43	833
Total		417.12	4,489



DEVELOPMENT POTENTIAL

The property has an existing Class 4 office use however with its flexible layout and strategic location, this property offers numerous opportunities for redevelopment or repurposing, including:

- **Residential Conversion:** Potential to create residential units in a popular area (subject to planning approval).
- **Mixed-Use Development:** The property's versatile space could allow for a blend of commercial and residential uses, offering substantial long-term value.
- **Commercial Expansion:** Suitable for a range of business types, including retail, office spaces, or, exhibition/gallery space.

If purchasers wish to consider the planning position further, we recommend contacting Paul Hughes of Glen Etive Projects: paul@glenetiveprojects.co.uk 0785 256 8874 for independent advice.

SALE TERMS

Offers over £235,000 are invited for the purchase of our client's heritable interest.

ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON-DOMESTIC RATES

With reference to the Scottish Assessors' Association website, the subjects have multiple entries given their current use as a business centre.

The Rateable Values of individual suites ranges from £825 - £7,800 permitting business space occupiers to apply for rates relief through the Small Business Bonus Scheme.

LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT

All prices quoted are exclusive of VAT which may be chargeable.



VIEWING ARRANGEMENTS

Strictly by contacting the sole selling agents:-

Jacqueline Towie

Tel: 01698 284939

e-mail: Jacqueline.towie@dmhall.co.uk

DM Hall Commercial Department

Unit 3 Cadzow Park, 82 Muir Street,
Hamilton, ML3 6BJ

PROPERTY REF: WSA2757

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ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase

IMPORTANT NOTE DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.