

# DM HALL

## To Let

Large Retail  
Premises  
with Potential  
to Sub-divide

227 Glasgow  
Road, Burnbank,  
Hamilton,  
ML3 0QG



131.47 sq m  
(1,415 sq ft)

# Property Details

- Prominent roadside position
- Double fronted retail unit
- Net area 131.47 sq m (1,415 sq ft)
- 100% rates relief, subject to occupiers status
- Offers Over £16,000 pa

## LOCATION

227 Glasgow Road is situated in the busy Burnbank area of Hamilton, close to the junction with Purdie Street. The unit forms part of a popular retail parade with nearby occupiers including hair and beauty salons, convenience stores and hot food outlets.

The property benefits from a separate pedestrian access onto Stewart Street, giving excellent visibility on two sides.

Hamilton is a thriving South Lanarkshire town with a population of over 55,000. It enjoys strong transport links, lying just off Junction 3 of the M74 and around 12 miles south-east of Glasgow, with easy connections to East Kilbride, Motherwell and Bothwell. Hamilton train station is also within walking distance..



# Property Details

## DESCRIPTION

A secure, double-fronted retail unit occupying the ground floor of a traditional mid-terraced tenement building.

Previously trading as a hair and beauty salon, with a separate Stewart Street entrance formerly housing a prom dress shop, the property benefits from dual frontage and excellent visibility.

Internally, the accommodation provides a large open-plan sales area with various treatment rooms, storage space, staff facilities, and rear access. The layout offers flexibility for a variety of retail or commercial uses, and the unit may be suitable for subdivision into two independent premises, subject to requirements.

To the rear, the property benefits from a shared yard area and rear access, providing convenient access for deliveries and servicing.

Please see indicative floor plan demonstrating the layout.

## ACCOMMODATION

The property has been measured in accordance with RICS Code of Measuring Practice 6th Edition on a net internal basis at 131.47 sq.m (1,415 sq.ft)

## ENERGY PERFORMANCE

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

## NON-DOMESTIC RATES

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £10,500.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.



# Property Details

## TO LET TERMS

Rental offers of £16,000 per annum are sought for a new Full Repairing and Insuring (FRI) lease, on terms to be agreed.

There is potential for an incoming tenant to sub-divide the premises, subject to obtaining any necessary consents.

## LEGAL COSTS

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

## VAT

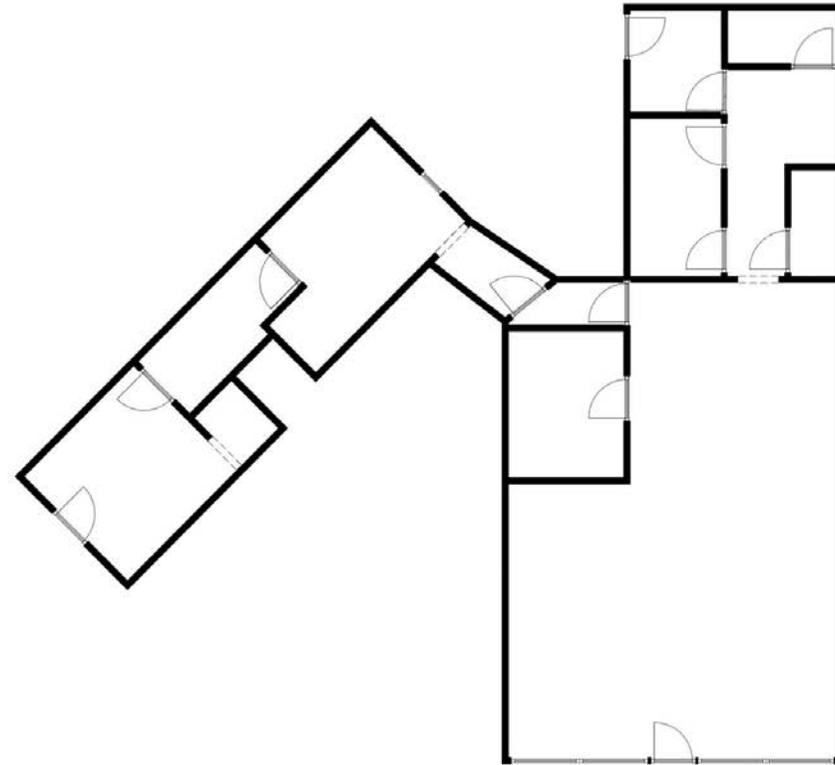
All prices quoted are exclusive of VAT which may be chargeable.

## VIEWING ARRANGEMENTS

Strictly by contacting the sole selling/letting agents.

## ANTI-MONEY LAUNDERING

Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall is legally required to carry out due diligence on all parties involved in a transaction. Once an offer has been accepted, prospective purchasers, vendors, tenants, or landlords will be required, at a minimum, to provide proof of identity and residence, as well as proof of funds, before the transaction or lease can proceed.



FLOORPLAN FOR INDICATIVE PURPOSES ONLY.

## Make an enquiry

Jacqueline Towie Assoc RICS  
01698 284939  
Jacqueline.Towie@dmhall.co.uk

**DM Hall Commercial Department**  
Unit 3 Cadzow Park, 82 Muir Street  
Hamilton, ML2 6BJ  
01698 284 939



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