

1-2 Lower Auchingramont Road, Hamilton, ML3 6HW

A3 (Restaurants and Cafes) To Let | £16,000 per annum Offer Over Invited |

120 sq m

Fully Refurbished 44 Cover Bar & Restaurant in Hamilton. Basement Level. Turn Key and Immaculate.

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Key Points

- Leasehold Premium: Offers Over £15,000
- Well maintained commercial kitchen with extraction and walk-in chiller
- 44 covers in an attractive setting
- Great layout and well designed
- Fully refurbished in 2024
- Fantastic location in one of Hamiltons most vibrant areas for food

Summary

- Rent: £16,000 per annum Offer Over Invited
- Business rates: Qualifies for 100% SBRR
- Lease: New Lease
- Terms: 10 years. Lease Length negotiable

Further information

- [View details on our website](#)
- [View Microsite](#)

Contact & Viewings

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Description

Basement level 44 cover bar and restaurant in the centre of Hamilton. Fully refurbished to a high standard in 2024. Entry from Lower Auchingramont Road. Fully fitted bar and kitchen with nearly-new appliances and extraction. Dishwasher, pizza oven and walk in chiller. Plentiful storage. Genuine turn-key opportunity.

Location

Positioned on Lower Auchingramont Road, cornering Cadzow Street in Hamilton. One of the town's most sought after areas for hospitality businesses. Nearby businesses include Rocca, ORA, SALT, Bombay Cottage and Chocolat Blanc cafe. Directly across from the Hamilton Town House, a five-star, Category "A" listed multi-purpose venue, performance space, wedding venue, and local council office.

Viewings

Viewings available by appointment.

Tenure & Premium

New lease for the ingoing tenant, term negotiable. Rent offers over £16,000 per annum. Premium sought Offers Over £15,000.

Parking

Plentiful on street parking available, council car park within 50 metres of the front door with low hourly rates.



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