

TO LET Restaurant

243 GLASGOW ROAD, HAMILTON,
ML3 0QG

The subjects comprise a ground floor triple
fronted property within a red sandstone
tenement building

- 🌿 Rent - £24,000 per annum
- 🌿 No VAT payable on rent
- 🌿 Rates exemption potential
- 🌿 Main road frontage
- 🌿 Busy arterial route
- 🌿 Excellent transport links
- 🌿 117.59 sqm (1,266 sq ft)

CLASS 3 PERMISSION



LOCATION

Hamilton is a large town in South Lanarkshire, Scotland and serves as the main administrative centre of the council area. The property is located on the south side of Glasgow Road (A724), close to its junction with Glenlee Street. Glasgow Road is one of the main arterial routes running north of Hamilton town centre and carries a high traffic volume at most times of day with shops occupied by an interesting mix of national and local traders.

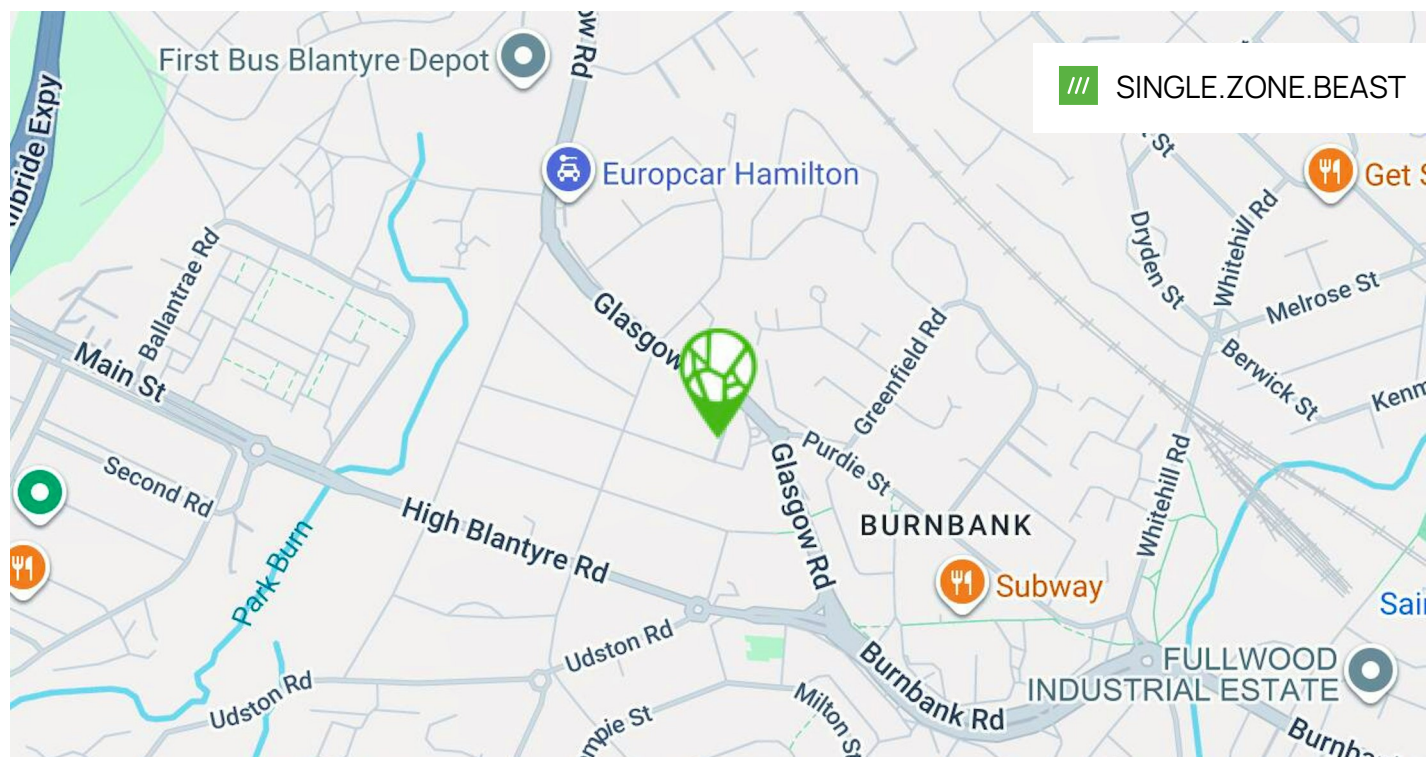
Nearby occupiers include Lifestyle Express, Madras Hamilton and The Empire Bar. The nearest rail links are from Hamilton West train station which takes less than a 10 minute drive to reach.

DESCRIPTION

The subjects comprise a ground floor triple fronted property within a red sandstone tenement building, which sits under a pitched and slated roof. The building is arranged over 2 floors, providing retail space on the ground floor and residential accommodation above.

The property has a timber and glazed return frontage with a single flush door entrance under non-illuminated fascia boards. The frontage is protected by roller shutters.

Internally, the space is in basic condition allowing a new tenant a blank canvas to fit out to their requirements. There is a gas supply to the property, but it is not live. The property benefits from a single and 3 phase power supply. Free on street car parking is provided.





ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
Ground	Restaurant	1,266	117.62

LEASE TERMS

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £24,000 per annum.

Full quoting terms are available upon request.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £10,800.

The occupier may be eligible for rates relief, subject to status.

EPC

A copy of the EPC is available upon request.

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT

Shahzad Shaffi

0141 291 5786 | 07742 333 933

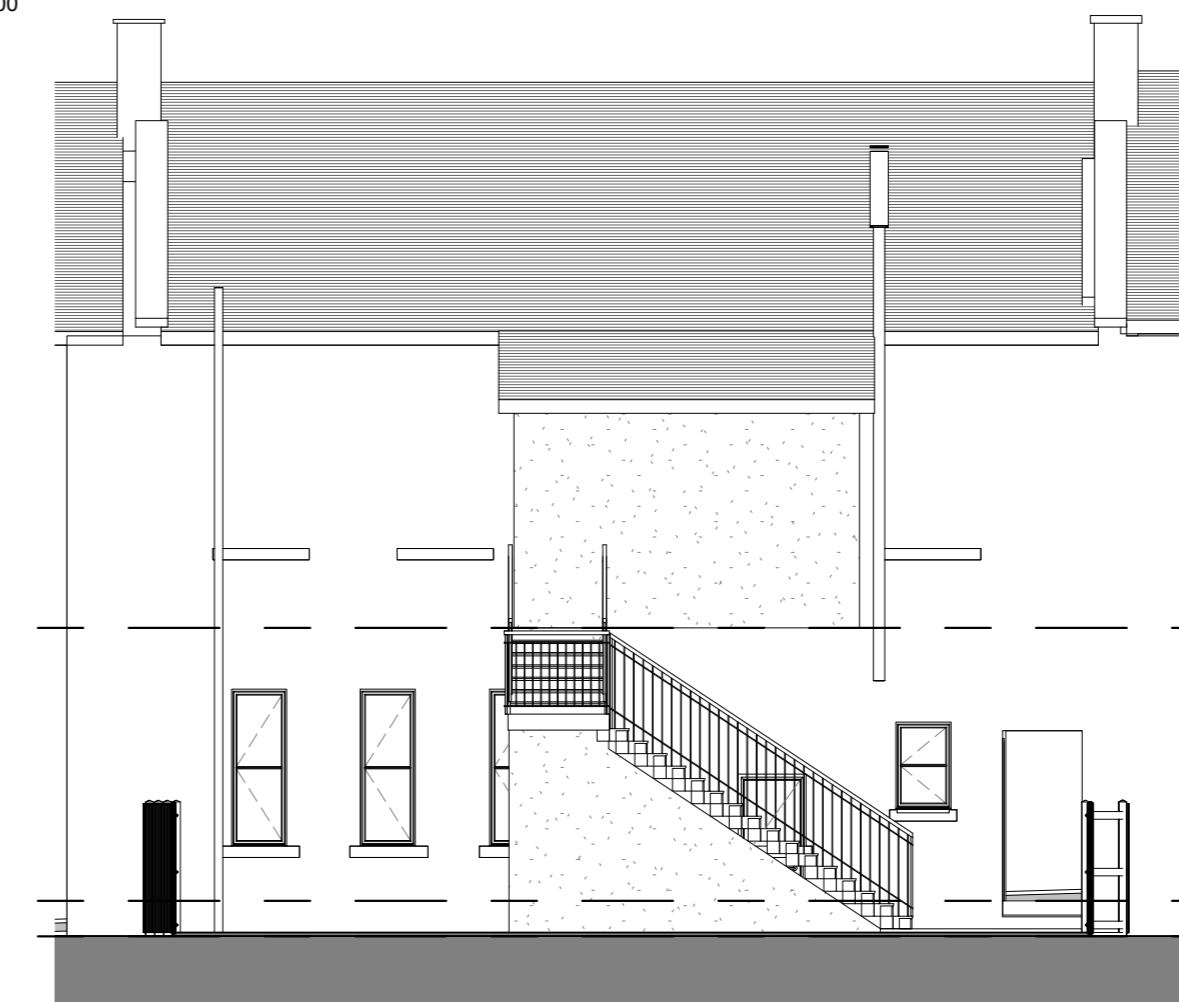
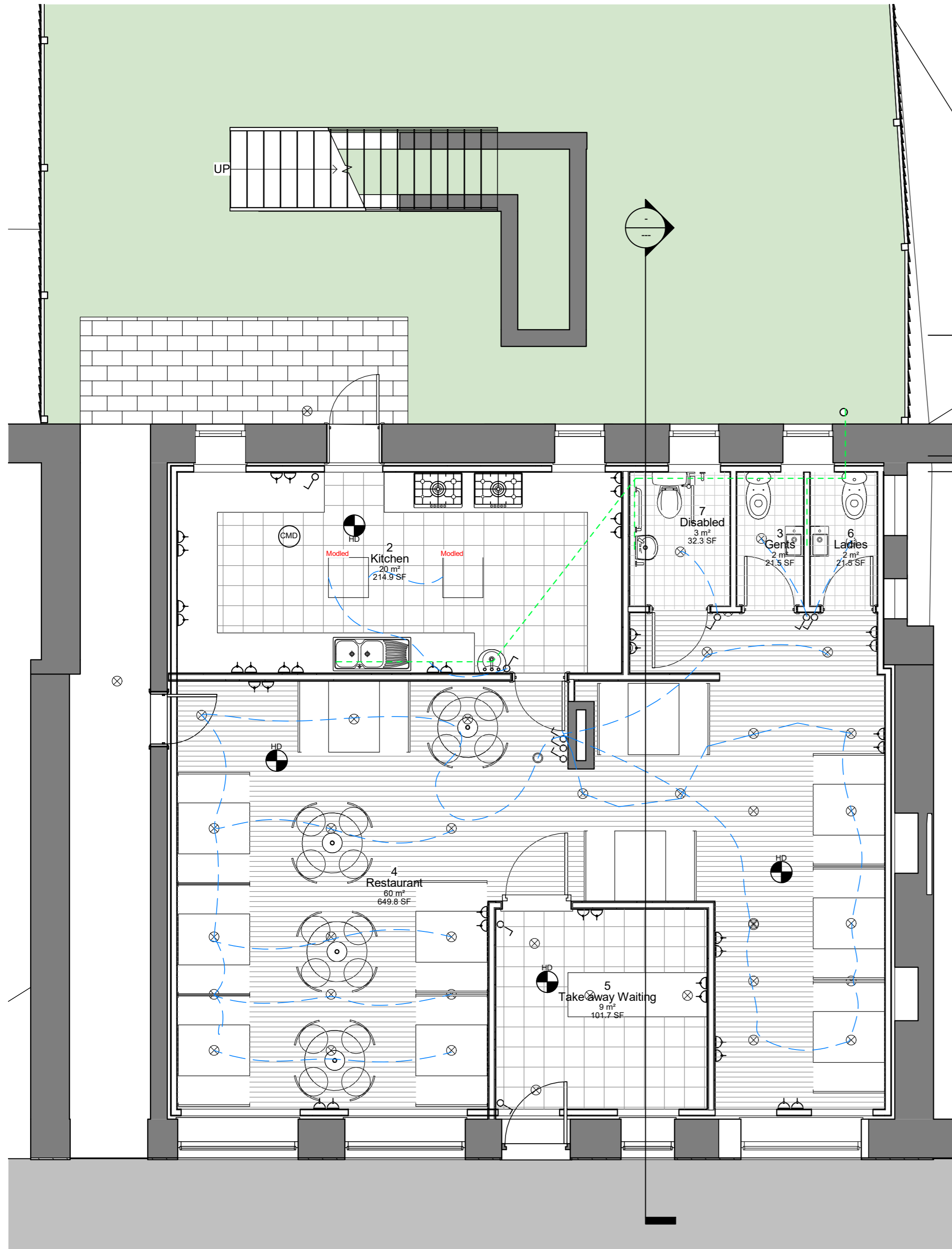
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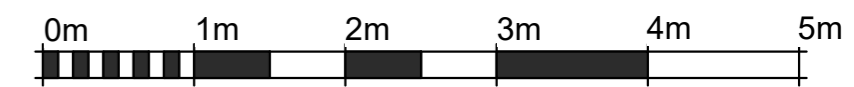
Revision
Date: 06/29/16



TYPICAL ELECTRICAL SYMBOL

Pendant light	⊗	Distribution Board	▭
Downlighter	⊗ DL	Cooker Control Unit	▭
Wall light	⊙ WL	Network	N
External Wall light	⊙ WL	Telephone Socket	T / ▽
Fluorescent Light	—	Television	T.V
5amp Lighting	○ 5amp	Ceiling Mounted Extract Fan	⊗ Vent
One Way Light Switch	—	Wall Mounted Extract Fan	⊗ Vent
Two/ Three Way Light Switch	—	Shaver Socket	▭ / ▽
Wall Unit Downlighter	—	Smoke Detector	⊗ SD
13 Amp Socket Twin	—	Heat Detector	⊗ HD
123 amp Socket below Wk/Top	—	Multi-Sensor detector/ Alarm	⊗ MD
Spur Outlet	—	Carbon Monoxide Detector	○ CMO
		Immersion Switch	—

Electrical Legend 01
1:80



VISUAL SCALE 1:50

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Proposed Floor Plans

Drawing No: AL003
Scale (A2): As indicated

Planning

All sizes dimensions and heights are to be checked on site and confirmed before work commences. Sites sizes take preference to scaled sizes