

TO LET

Substantial Retail Premises

17 Brandon Street

HAMILTON ML3 6DA

LOCATION

The subjects occupy a prominent position on the south west side of Brandon Street close to its junction with Quarry Street and to several multiple retailers including Iceland, McColls, Bank of Scotland, Brandon House Business Centre, and adjacent to the main bus and train interchange.

DESCRIPTION

The premises comprise a modern building on a ground and first floor all contained within a two storey brick and rendered building under a flat roof.

The first floor provides excellent retail space.

ACCOMMODATION

We estimate the property has the following approximate

ACCOMMODATION	METRIC	IMPERIAL
Frontage	9.60 m	31ft 6 ins
Depth	42.67 m	140ft 0 ins
Ground Floor Area	515.22 sq.m	5,546 sq.ft
First Floor Retail Area	575.05 sq.m	6,190 sq.ft
Total Net Area	1,090 sq.m	11,736 sq.ft
Toilet accommodation is provided within the subjects.		

LEASE DETAILS

Our client proposes to arrange a sub-lease of the premises for a negotiable term incorporating rent reviews at periodic intervals.

RENT

On application

EPC

Available upon request.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction and the incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and VAT incurred thereon.



RATING ASSESSMENT

We understand from our enquiries of the Scottish Assessors website that the premises have a rateable value of:-

RATEABLE VALUE

£40,000

CPC Ltd gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the incoming tenant should rely upon their own enquiries with the Local Rating Authority.

VAT

All prices, rents and premiums quoted are exclusive of VAT at current rate.

DATE OF ENTRY

By Arrangement.

VIEWING

All viewing by prior arrangement as below.

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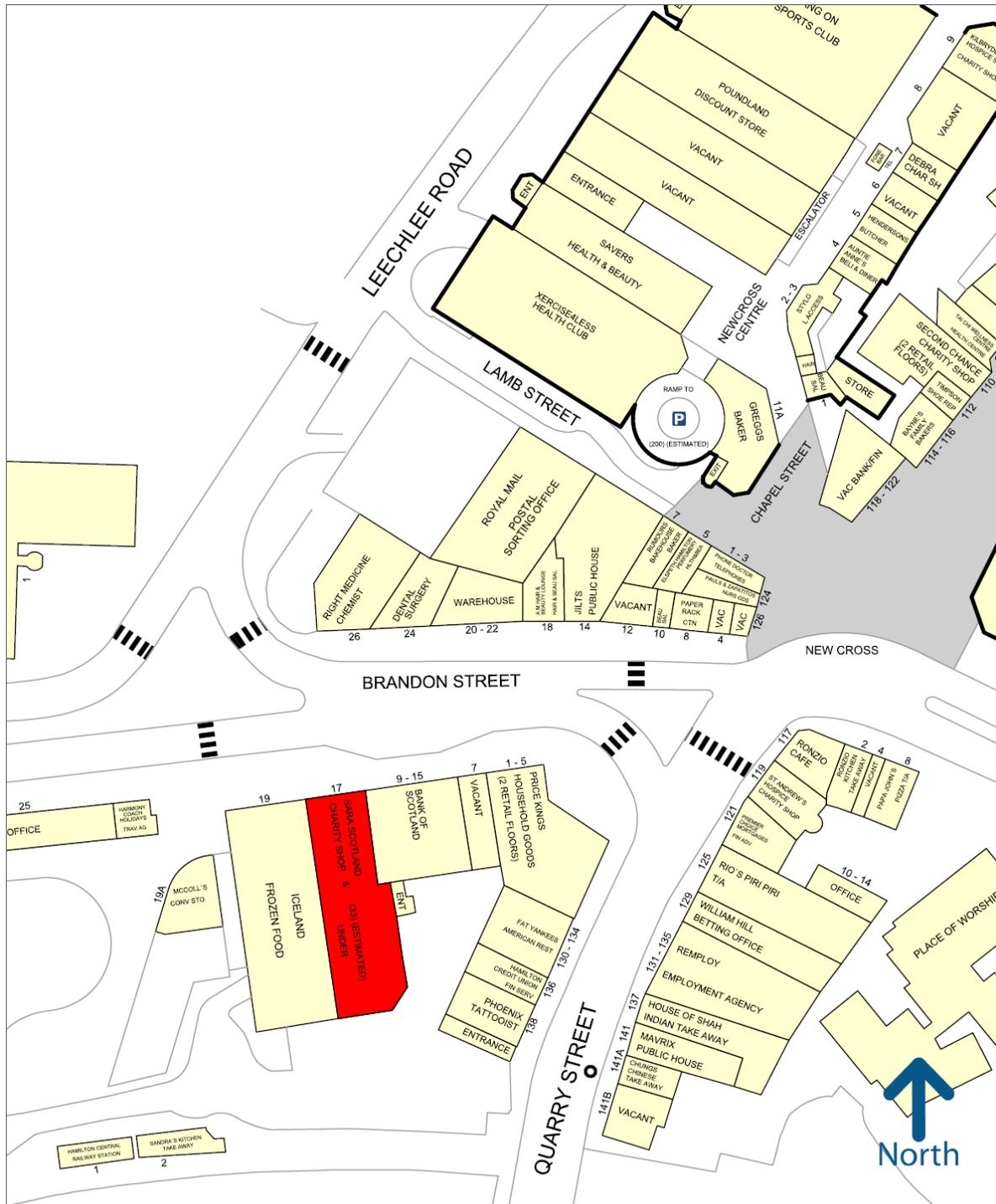
www.crichtonpropertyconsultancy.co.uk

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Chartered Surveyors & Commercial Property Consultants



ExperiAn Goad Plan Created: 23/03/2022
Created By: Crichton Property Consultancy Ltd

50 metres

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