



****STRICTLY P&C – STAFF UNAWARE****
TO LET – RETAIL UNIT
 Unit 1, Hillhouse Road Retail Centre,
 Hamilton International Park, G72 0HT



- PROMINENT LOCATION WITHIN BUSINESS PARK
- BENEFITS FROM CONSISTENTLY HIGH PASSING TRADE
- 59 FREE CAR PARKING SPACES
- STRONG LINE-UP OF CONVENIENCE RETAILERS

LOCATION

The property comprises part of Hamilton International Business Park which is located two miles north of Hamilton town centre, 13 miles south-east of Glasgow city centre and 45 miles west of Edinburgh city centre.

Hamilton International Business Park provides 1,300,000 sq ft of commercial space and in excess of 6,300 staff work within the 80 companies inside the park.

DESCRIPTION

The subjects comprise a single storey retail unit within a purpose built convenience retail parade. Adjoining occupiers include the **Greggs, Lloyds Pharmacy, a Nursery, a Dentist and Tim Hortons.**

The parade benefits from 59 free to use car parking spaces and an HSBC ATM.

ACCOMMODATION

The premises provide the following approximate dimensions and net internal floor areas:-

Ground Floor	78.22 sq m	842 sq ft
Total	78.22 sq m	842 sq ft

USE

Class 1 (Retail).

Alternative uses may be suitable subject to planning.

TERMS

The subjects are offered on the basis of a new full repairing and insuring lease, for a term of negotiable length, incorporating 5 yearly upward only rent reviews.

RENT

Rental offers in excess of **£15,500 per annum** exclusive are invited.

RATES

We are verbally informed by the Local Authority that the 2017/18 Rateable Value of the shop is:-

Rateable Value	£18,800
Commercial Rate Pounding	£0.48
(exclusive of water and sewerage rates)	

EPC

A copy of the EPC will be made available as required.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for LBTT, registration dues and VAT incurred thereon.

VAT

All figures are quoted exclusive of VAT.

VIEWING

Strictly by appointment via the sole agents:-

Reith Lambert

Richard Ford

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**Reith
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