

**UPSIZED
GREGGS
NOW OPEN**

UNIT 1 HILLHOUSE ROAD HAMILTON INTERNATIONAL PARK G72 0HT

ON THE INSTRUCTIONS OF

LCP

TO LET

SUBJECT TO VACANT POSSESSION

**RETAIL UNIT WITH
DIRECTLY ADJACENT
FREE PARKING**



UNIT 1 HILLHOUSE ROAD HAMILTON INTERNATIONAL PARK G72 0HT

LOCATION

Hamilton International Park comprises a successful mixed use business park, commanding a strategic location at the heart of Scotland's Central Belt. The Park is situated approximately two miles north of Hamilton town centre, 13 miles south-east of Glasgow city centre and 45 miles west of Edinburgh city centre.

The Park lies close to Blantyre and is easily accessible via the A725 expressway from Junction 5 (Raith Interchange) of the M74, 1km (0.5 miles) to the north east.

The Park is served by excellent bus routes as well as rail services from both Blantyre and Hamilton stations to Glasgow and other Lanarkshire destinations. Adjacent retailers include **Greggs**, **Lloyds Pharmacy**, **Smiles Scene Dental Surgery** and **The Barnehage Children's Nursery**.



ACCOMMODATION

The premises comprise a retail unit configured over ground floor only, extending to the following approximate areas:

| Hillhouse Road | | |
|----------------|------------|-----------|
| Unit 1 | 78.22 sq m | 842 sq ft |



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RENT

Offers in excess of **£16,500** per annum exclusive.

SERVICE CHARGE

The current on account service charge for this unit is **£3,073** per annum exclusive.

RATING

The Rateable Value of the unit is as follows:

Rateable Value £18,800
Commercial Rate Pounding £0.498

(exclusive of water and sewerage rates)

LEGAL COSTS

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

USE

Class 1 (Retail).

TERMS

Subject to vacant possession, the subject are offered on the basis of a new, full repairing and insuring lease of negotiable length.

FURTHER INFORMATION

Viewing strictly by appointment via the joint agents:

**Reith
Lambert**
Commercial Property Advisers

Richard Ford
richard@reithlambert.co.uk
0141 225 5710

ORINSEN

Tom Forster
tforster@orinsen.com
0131 374 1115

Andy Bain
abain@orinsen.com
0131 374 1117