RETAIL UNIT WITH DIRECTLY ADJACENT FREE PARKING

TO LET SUBJECT TO VACANT POSSESSION



OPENING SOON









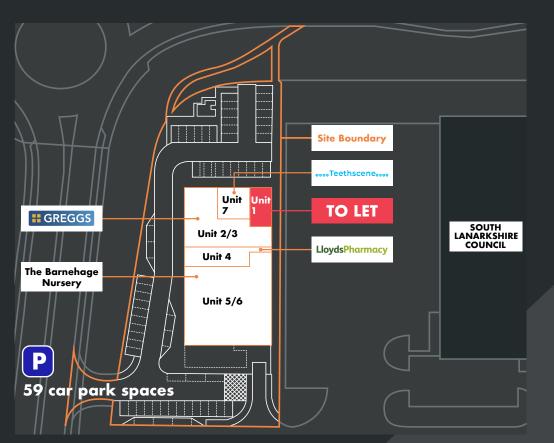
UNIT 1 HILLHOUSE ROAD HAMILTON INTERNATIONAL PARK G72 OHT

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 Nursey**.





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



BBBB SMILESCENE.co.uk



UNIT 1 HILLHOUSE ROAD HAMILTON INTERNATIONAL PARK G72 OHT

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 Poundage £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 ingoing 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 sole agent:



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

Reith Lambert LLP for themselves and for the vendor of the property give notice that: i) these particulars of sale are a general outline for the guidance of intending purchasers and do not constitute all or any part of any offer or contract. ii) intending purchasers should satisfy themselves as to the accuracy of descriptions, dimensions, references to condition, permitted use and other details all of which are given without any warranty whatsoever. iii) unless otherwise stated all rents and prices are quoted exclusive of VAT. iv) they have not conducted and are not aware of any investigations into any potential or actual pollution or contamination of the building, land, air, or water and give no warranties whatsoever in respect thereof, of which prospective purchasers should satisfy themselves. v) in accordance with the terms of the Requirements of Writing (Scotland) Act 1995 these particulars are not intended to create any contractual relationship or commitment which can only be entered into by exchange of missives between respective solicitors. Date of Publication: August 2023