

# TO LET

## Prime Restaurant Opportunity

NIA: 175 Sqm (1,787 Sqft)

Prominent Corner Pitch On Busy Arterial Road

Situated Within Close Proximity To Hamilton Town Centre

Benefits from Class 3 (Sui Generis) Consent

On-Street Parking Located Outside

Available by way of assignation with lease due to expire in 2041

Passing Rent Of £26,000 per annum



[CLICK HERE FOR VIRTUAL TOUR!](#)



**47-53 GATESIDE STREET, HAMILTON, ML3 7QJ**

CONTACT:

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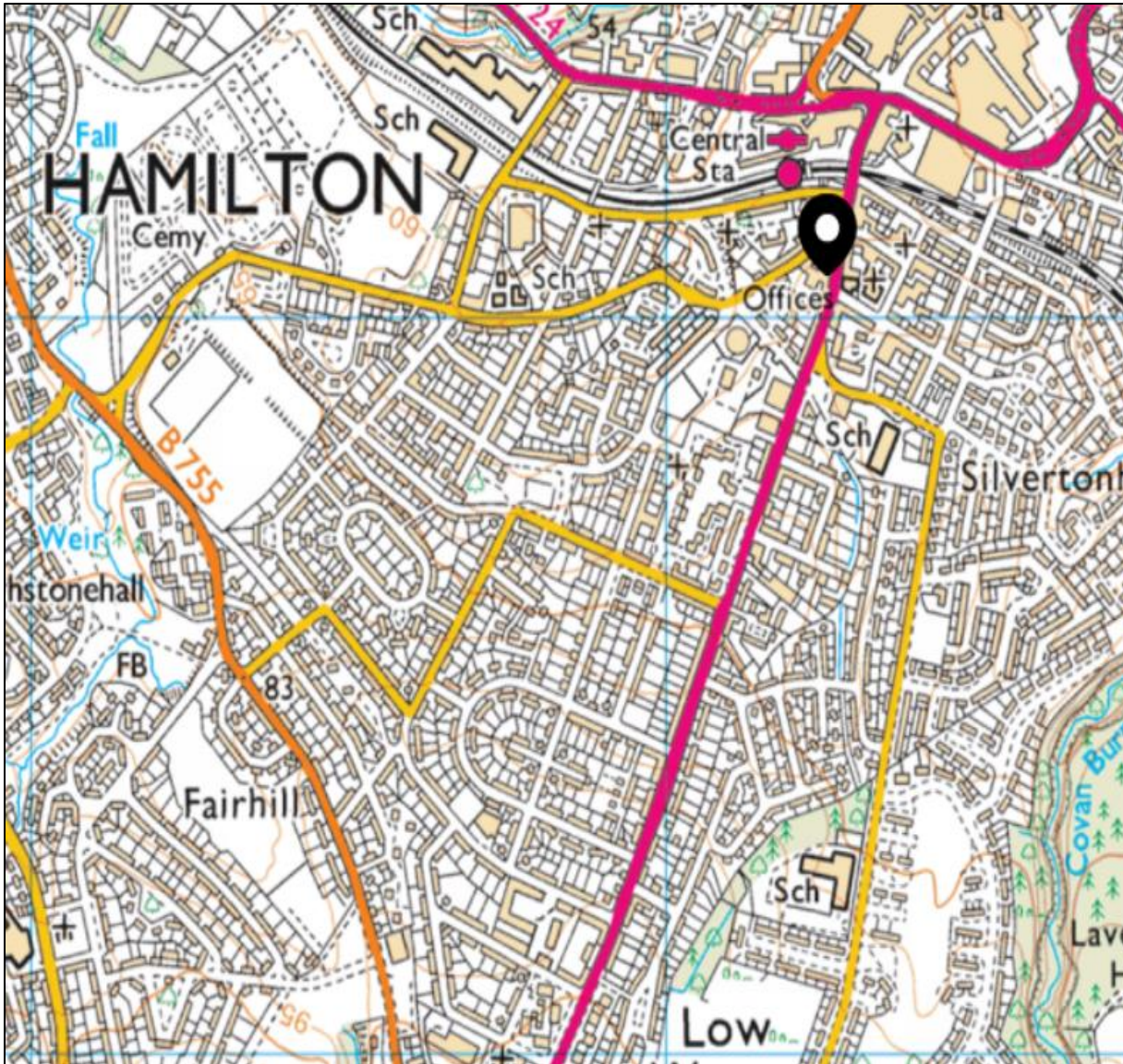
| 0141 331 2807 – 07551 173132  
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## Location

47-53 GATESIDE STREET, HAMILTON, ML3 7JG



Hamilton lies approximately 12 miles south-east of Glasgow City Centre within South Lanarkshire's council district.

Hamilton benefits from excellent transport links with the M74 motorway providing direct access to Glasgow, Dumfries and the North of England. Hamilton Central Train Station is located approximately 0.2 miles from the subject property and provides direct services to Glasgow Central Station. The surrounding area is also well-served by several bus routes which provide connectivity to areas such as Motherwell, Wishaw and Bellshill.

The subjects occupy a prominent corner pitch on Gateside Street, a key vehicular thoroughfare in Hamilton. The surrounding area consists of a blend of residential and commercial operators including The Woolside Pub, Monterrey Jack's and Sainsbury's.



[CLICK HERE FOR LOCATION](#)



# Description

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The subjects comprise of a prominent corner pitch unit forming part of a larger three storey tenement, with residential dwellings on the upper floors. The subjects benefit from a dedicated pedestrian entrance to the front of the premises, accessible via Gateside Street.

Internally, the subjects currently benefit from a high-quality fit-out consistent with the previous use as a restaurant. The subjects consist of an open plan sales area with a dedicated bar provision to the front, benefitting from a wooden slate floor covering and multiple hanging light fittings. Male and female W/C facilities and a full prep kitchen can be located to the rear of the premises. The subjects also benefits from access to the rear which may be suitable for stock deliveries.



## ACCOMMODATION

Accommodation	SQM	SQFT
Accommodation	175	1,787
<b>TOTAL</b>	<b>175</b>	<b>1,787</b>

The above floor areas have been provided on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



# Floor Plans

47-53 GATESIDE STREET, HAMILTON, ML3 7JG



Floor Plans are for indicative purposes



## RENT

We are offering the subjects by way of sublet/assignment.

## LEASE INFORMATION

Rent: £26,000 per annum

Expiry: 6<sup>th</sup> October 2041

Lease Type: FRI

Rent Review: 6<sup>th</sup> October 2027 and every three years thereafter

Break Option (Tenant Only): 6<sup>th</sup> October 2026

## PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any incoming tenant to satisfy themselves in this respect.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published: May 2025.

## RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £19,100. The rate poundage for 2025/2026 is 49.8p to the pound.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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