

FOR SALE

Mixed-Use Portfolio

Total Area: 302.49 SQM (3,256 SQFT)

Mixed Use Development Consisting Of A Two Bedroom Residential Dwelling & Retail Premise

Situated Within Close Proximity To Cambuslang Town Centre

Benefits From High Levels of Passing Traffic

Offers In Excess Of £245,000



[CLICK HERE FOR LOCATION!](#)



414 & 414A HAMILTON ROAD, CAMBUSLANG, G72 2PT

CONTACT:

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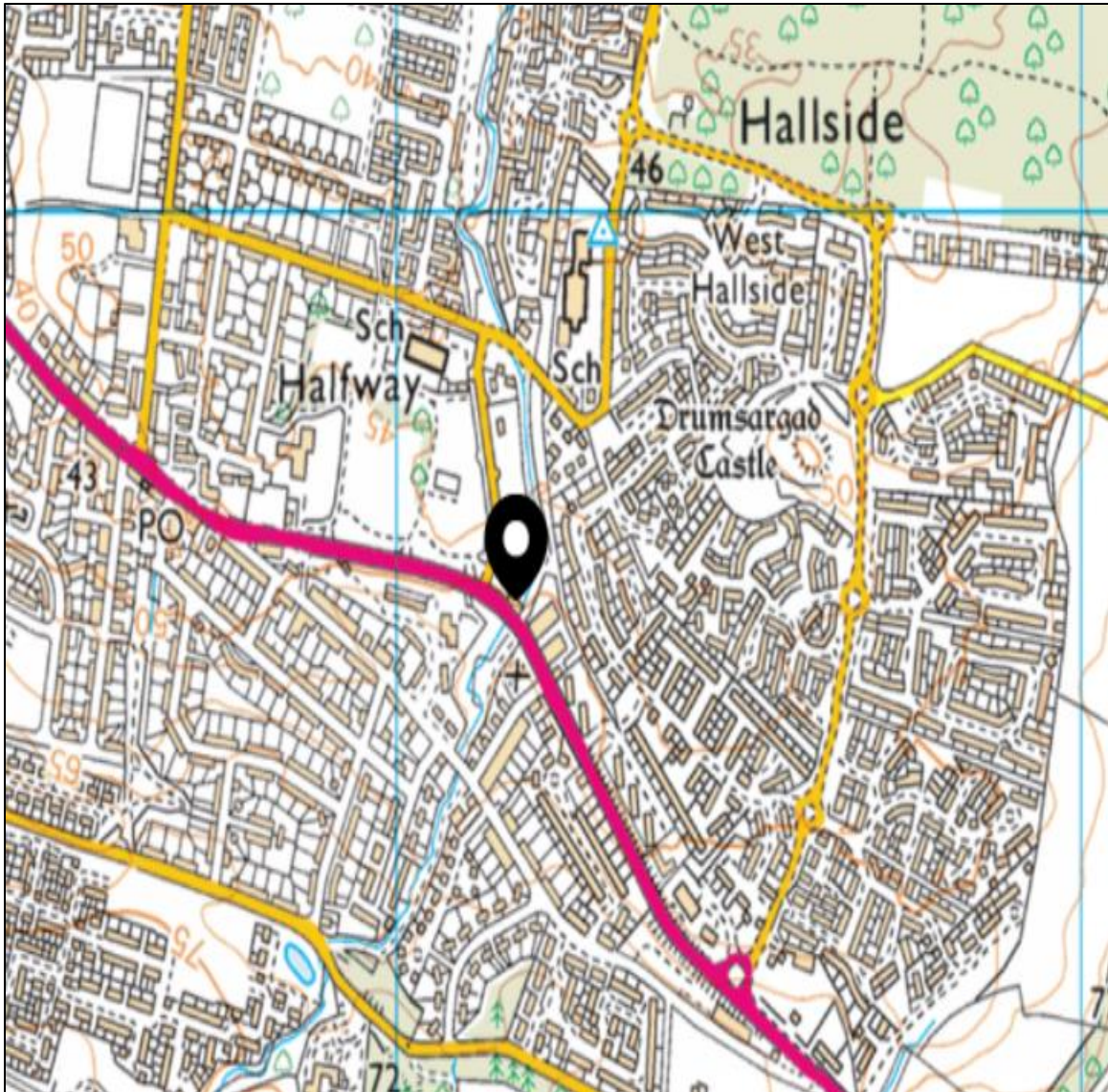
| 0141 331 2807 – 07551 173132
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Location

414 & 414A HAMILTON ROAD, CAMBUSLANG, G72 2PT



The subjects are located in Cambuslang, approximately 6 miles southeast of Glasgow, forming part of South Lanarkshire Council.

Cambuslang benefits from strong transport links with the M74 motorway being located within close proximity, offering access into Glasgow City Centre. Cambuslang train station is located approximately 1.6 miles from the subject property and provides frequent services into Glasgow Central Station.

More specifically, the subjects occupies a prominent pitch on Hamilton Road, which acts as one of the main vehicular thoroughfares in Cambuslang. The surrounding area consist of a blend between residential and commercial operators including Tesco Express, Rowlands Pharmacy and Glassy Central Cambuslang.



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Description

414 & 414A HAMILTON ROAD, CAMBUSLANG, G72 2PT



The subjects comprise of a retail showroom unit over the ground and basement level. A self-contained two bedroom flat can be located on the first floor. The subject benefits from direct vehicular and pedestrian access via Hamilton Road.

414 Hamilton Road – Retail Showroom

Internally, the subjects currently benefits from a high quality fit-out as a kitchen showroom. An open sales area is provided at ground floor level alongside a small office and W/C facilities. The basement is accessible via a dedicated stairwell and provides storage space and an additional W/C facility.

414A Hamilton Road – Residential Dwelling

Internally, the subjects consist of two large double bedrooms, a large open plan kitchen/living room and a large bathroom. The subjects are finished to a modern standard throughout with carpet floor coverings and recessed LED spotlights.

ACCOMMODATION

Accommodation	SQM	SQFT
414 Hamilton Road – Ground Floor	113.78	1,225
Basement	104.75	1,128
Total	218.53	2,352
414A Hamilton Road	84.01	904
TOTAL	302.49	3,256

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



SALE PRICE

Our client is looking for offers in excess of £245,000 for their heritable interest in the subjects.

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 prospective purchaser to satisfy themselves in this respect.

LEGAL COSTS

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

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at the following rateable. The rate poundage for 2024/2025 is 49.8p to the pound.

Address	Rateable Value
414 Hamilton Road	£8,000

414A Cambuslang Road is also assessed for Council Tax Purposes as Brand B

ENERGY PERFORMANCE CERTIFICATE

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

VAT

Unless stated, all figures quoted are 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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