

TO LET

Prominent Workshop/Showroom Premise

GIA: 217.67 SQM (2,343 SQFT)

Attractive Blend Of Office And
Workshop Space

Located On Muir Street Which
Benefits From High Levels Of
Passing Trade Exposure

Electric Roller Shutter Access

Suitable For A Variety of Uses
(Subject to Planning)

Rental: OIEO: £16,500 per annum



CLICK HERE FOR VIRTUAL TOUR!



Boundary Lines are for
indicative purposes only

76 MUIR STREET, HAMILTON, ML3 6BJ

CONTACT:

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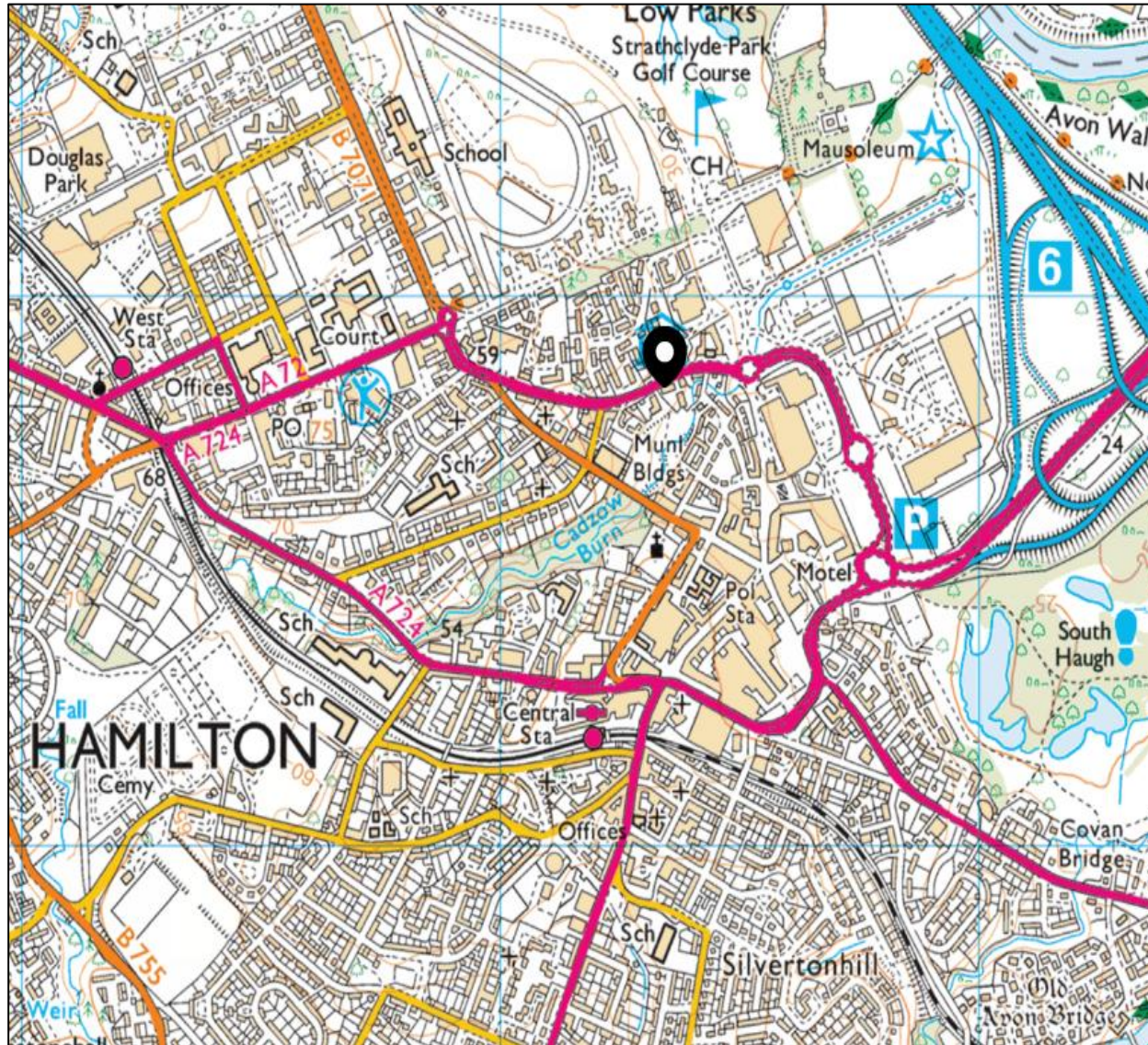


Whyte
&Barrie



Location

76 MUIR STREET, HAMILTON, ML3 6BJ



Hamilton is located approximately 12 miles southeast of Glasgow City Centre and 48 miles west of Edinburgh. It lies within the South Lanarkshire council district and has a residential population of 55,157 persons.

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.

More specifically, the subjects occupy a prominent pitch on Muir Street which acts as one of Hamilton's main vehicular thoroughfares, connecting Hamilton with Junction 6 of the M74. The Palace Retail Park can also be located nearby, occupied by a variety of national tenants including Homebase, McDonalds and Starbucks. The surrounding area consists of an attractive blend of residential and commercial operators including Lidl, Accountants Plus and Asda.



[CLICK HERE FOR LOCATION](#)



Description

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The subject comprise of a single-storey, standalone building which is currently being utilised as a funeral directors. The property benefits from a dedicated pedestrian and vehicular entrance via Muir Street as well as access via an electric roller shutter.

Internally, the subjects consist of an open plan workshop space, benefitting from a concrete floor and hanging LED lighting throughout. The property also includes multiple cellular offices, a kitchen/prep area and W/C facilities with a mixture of carpet and vinyl floor coverings and fluorescent lighting throughout.

The subjects also benefit from a dedicated yard provision to the front with on-street parking.

ACCOMMODATION

	SQM	SQFT
Accommodation	217.67	2,343
TOTAL	217.67	2,343

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



Property Overview

76 MUIR STREET, HAMILTON, ML3 6BJ





RENT

Our client is seeking offers in excess of £16,500 per annum on the basis of full repairing and insuring lease terms.

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 tenant to satisfy themselves in this respect.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The prospective tenant 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 a rateable value of £9,800. As such, any incoming tenant may be eligible for 100% rates relief via the small business bonus scheme. 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 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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