

# TO LET

**Prominent Retail Premises**

**NIA: 43.2 SQM (465 SQFT)**

**Large Glazed Frontage**

**Situated On Busy Thoroughfare  
Within Bellshill**

**May Be Eligible For 100% Rates  
Relief Via Small Business Bonus  
Scheme**

**High Levels Of Passing Footfall**

**Rent: OIEO: £10,000 per annum**



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**Boundary Lines Are For  
Indicative Purposes Only**

## 3 HAMILTON ROAD, BELLSHILL, ML4 1AF

**CONTACT:**

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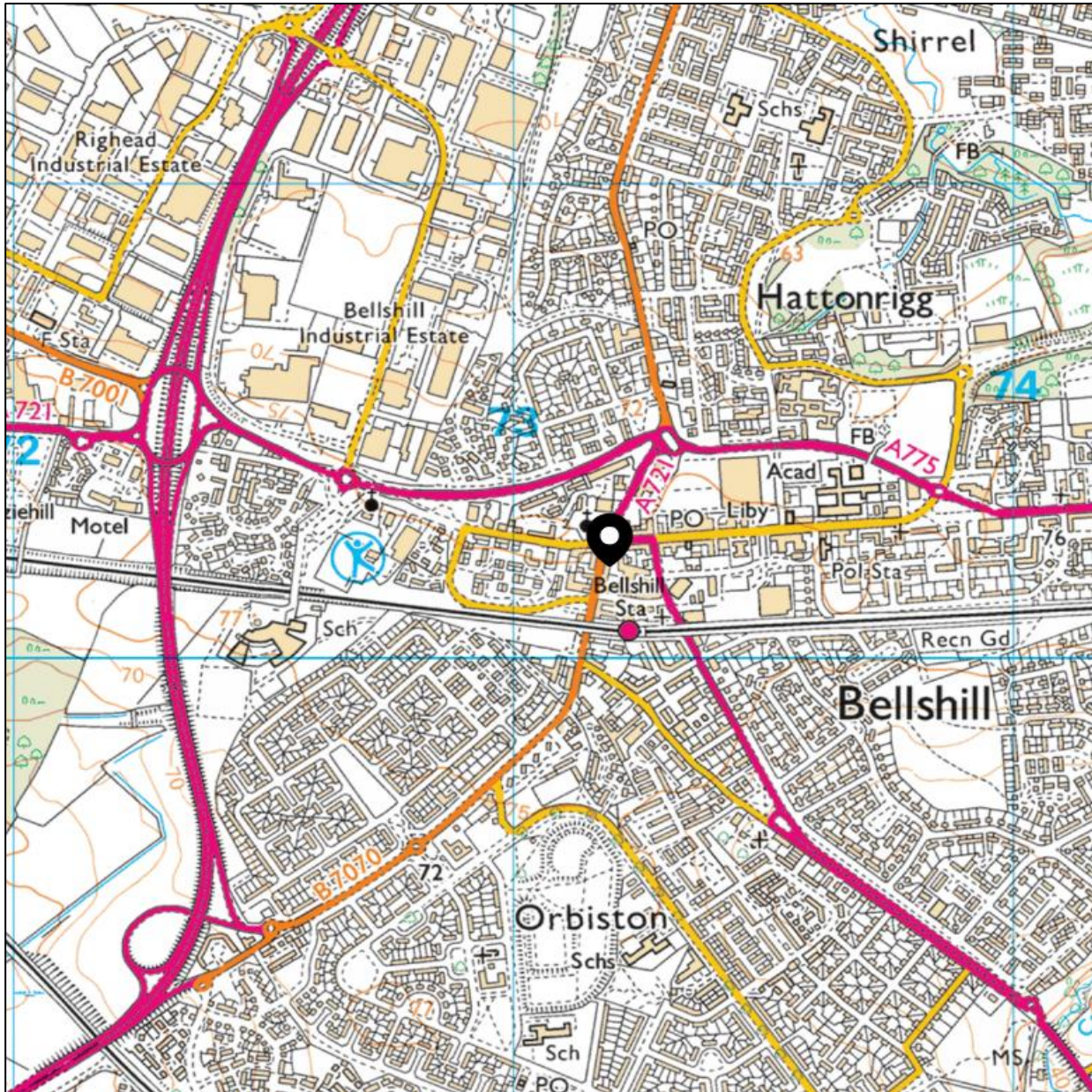






# Location

3 HAMILTON ROAD, BELLSHILL, ML4 1AF



The subjects are situated in Bellshill, located approximately 12.6 miles east of Glasgow, held within the North Lanarkshire Council district.

Bellshill benefits from strong transport links with Junction 5 of the M74 motorway located nearby, providing access to Glasgow City Centre and the north of England. Bellshill train station is located approximately 0.1 miles from the subject property and offers frequent services into Glasgow Central Station and Edinburgh Waverley.

Bellshill also benefits from strong levels of investment in recent years, with 26 new homes to be built nearby, on Thorn Road, by February 2026.

More specifically, the subjects occupy a prominent position at the corner of Hamilton Road and Main Street, which act as two of the main retailing thoroughfares in Bellshill. The surrounding area benefits from a strong blend of residential and commercial operators including Gregg's, Subway and Franklyn's Bar & Grill.



[CLICK HERE FOR LOCATION](#)





# Description

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The subjects comprise of a mid terraced, ground floor retail unit, forming part of a larger 3 storey tenement building with residential dwellings on the upper floors. The property benefits from dedicated pedestrian access via Hamilton Road.

Internally, the subjects consist of an open plan sales area, leading to two cellular storage offices and dedicated W/C facilities and a kitchen prep area to the rear. The property benefits from a high quality fit out, with a combination of carpet and vinyl floor coverings throughout, as well as suspended tiled ceilings and LED lighting throughout.

The property also benefits from a secure communal yard to the rear.

## ACCOMMODATION

Accommodation	SQM	SQFT
Ground Floor	43.2	465
<b>TOTAL</b>	<b>43.2</b>	<b>465</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).





## RENT

Our client is seeking offers in excess of £10,000 per annum on the basis of fully repairing and insuring lease terms.

## PLANNING

We understand that the property benefits from Class 1A Planning Consent. 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.

## VAT

Unless stated, all figures quoted are exclusive of VAT.

## RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £8,200. The subjects may be eligible for 100% rates relief under the Scottish Government's Small Business Bonus Scheme.

## ENERGY PERFORMANCE CERTIFICATE

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

## 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.

## 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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