

TO LET

RETAIL PREMISES

NIA: 63.18 SQM (679 SQFT)

Modern Retail Accommodation

Situated On The Outskirts of
Hamilton Town Centre

Forms Part of An Established
Retail Parade

Benefits From High Levels of
Passing Traffic

Suitable For a Variety of Uses
(Subject to Planning)

May be Eligible for 100% Rates
Relief

Rent: OIEO: £15,000 per annum



[CLICK HERE FOR LOCATION](#)



Boundary Line for indicative Purposes Only

UNIT 6, 72 HILLHOUSE ROAD, HAMILTON, ML3 9TE

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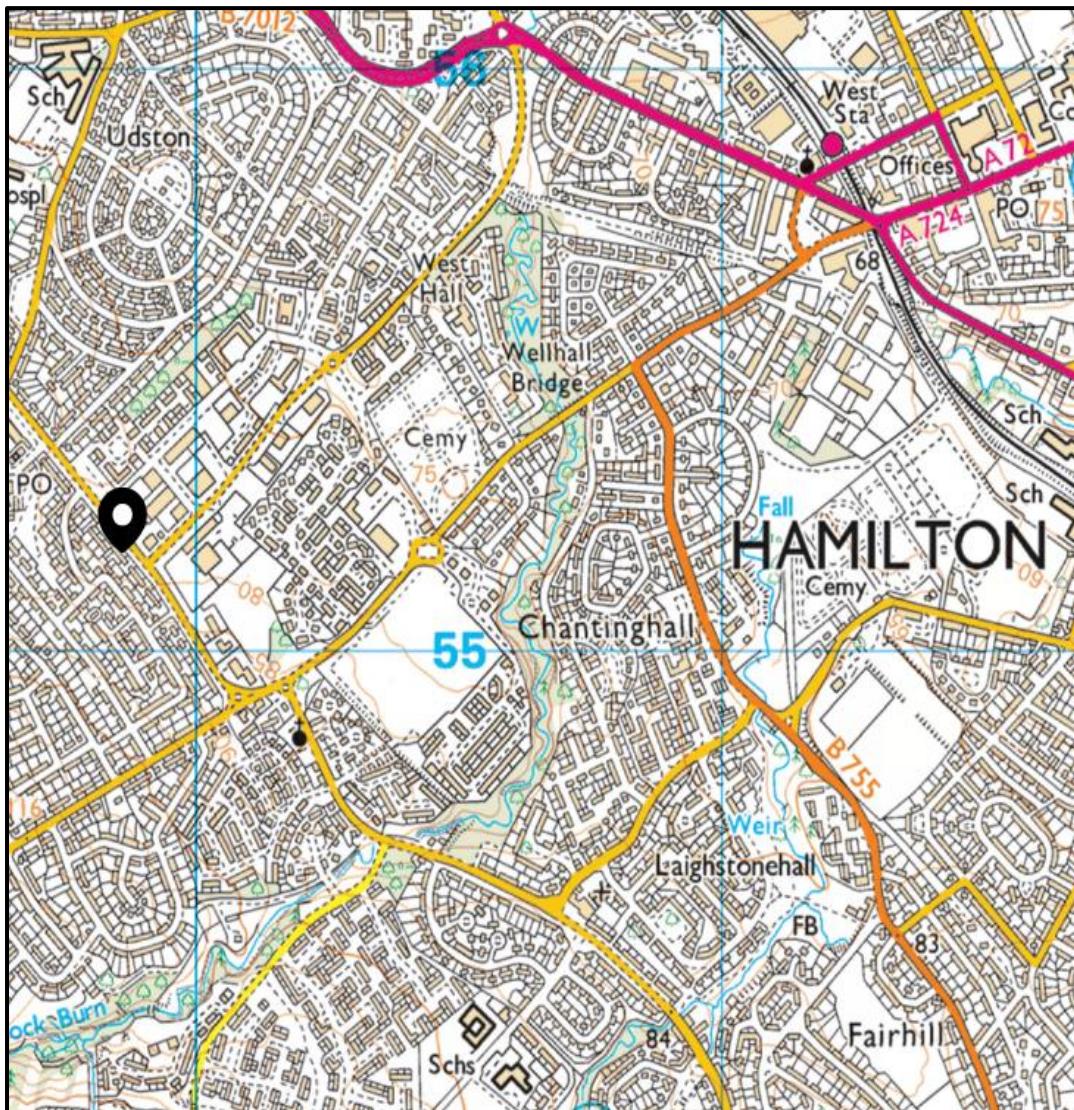


**Whyte
&Barrie**



Location

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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 pitch within an established retail parade on Hillhouse Road which acts as one of the main vehicular thoroughfares linking Hamilton and Blantyre. The surrounding area benefits from a blend of commercial and residential occupiers including Tesco Express, J&W Carpets and William Hill.

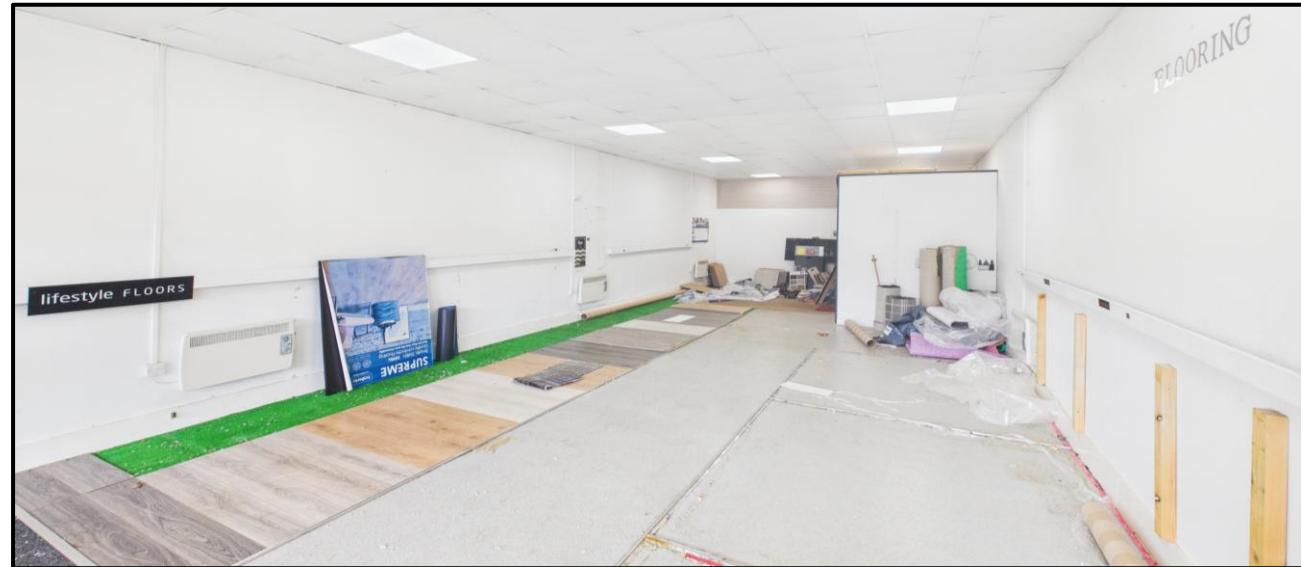


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Description

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The subjects comprise a single storey, end terraced retail unit forming part of a larger well established retail parade. The subjects benefit from a dedicated pedestrian access via a glazed aluminum framed door as well as a glazed shopfront.

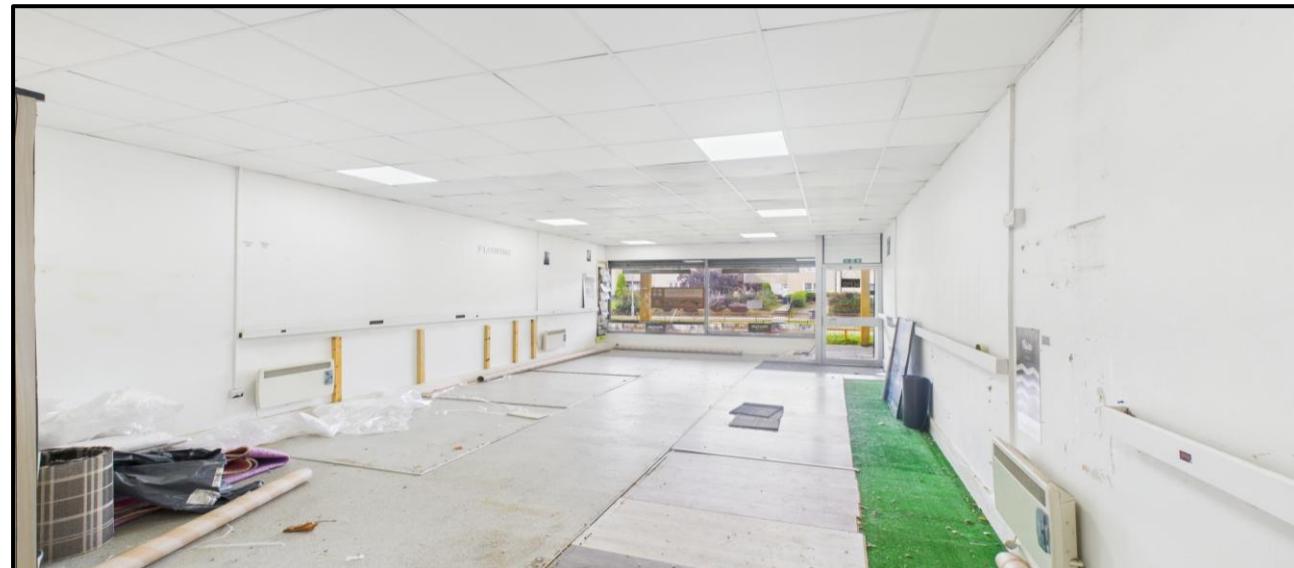
Internally, the subjects consist of an open plan sales area with a suspended tiled ceiling with tiled LED lighting incorporated throughout. The property also benefits from a staff break-out area, kitchen prep and W/C facilities located to the rear of the property.

The unit further benefits from rear access suitable for deliveries. A large car park is located nearby, providing parking for both customers and staff.

ACCOMMODATION

Accommodation	SQM	SQFT
Ground Floor	63.18	679
TOTAL	63.18	679

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 looking for offers in excess of £15,000 per annum on the basis of fully 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 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 ingoing 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 £10,800. The rate poundage for 2025/2026 is 49.8p to the pound. As such, any incoming tenant may benefit from 100% rate relief via the small business bonus scheme.

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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