

FOR SALE BY ONLINE AUCTION

**Auction Date: 20th
August 2026 at 2:30pm**

Area - 193.22 SQM (2,107 SQFT)

**Site Area: 0.07 Hectares (0.17
Acres)**

**Redevelopment Opportunity
(Subject to Planning)**

**Located Within Established
Industrial Park**

Guide Price : £85,000



WHAT 3 WORDS **GOOGLE MAPS**



UNIT 7, 50 HAMILTON ROAD, STRATHAVEN, ML10 6UB

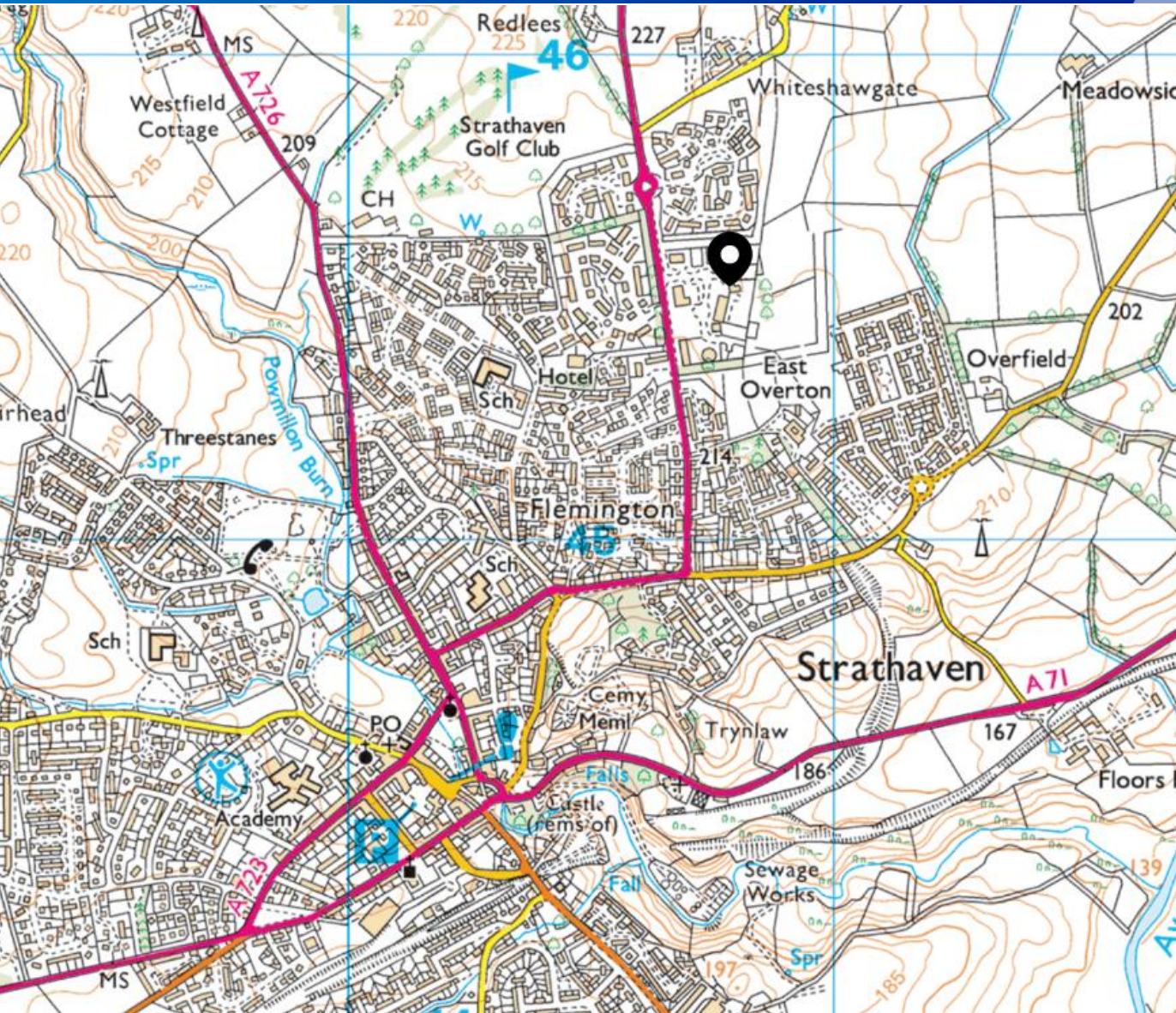
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shepherd.co.uk





Location

UNIT 7, 50 HAMILTON ROAD, STRATHAVEN,
ML10 6UB



Strathaven is an attractive country town within the South Lanarkshire Council area. Strathaven enjoys excellent communication links, being located a short distance from Junction 8 of the M74 motorway, which connects with Central Scotland's main motorway network. In addition, the town of Strathaven lies on the A71 tourist route which runs from the Ayrshire coast to Edinburgh, around 8 miles south of Hamilton.

More specifically, the subjects are contained within the popular Hamilton Road Industrial Estate. The nearby A723 acts as a main arterial route connecting Strathaven to Hamilton. Surrounding occupiers within the estate include; Strathaven Recycling Centre, Fower Coffee and Gordons Strathaven.



[WHAT 3 WORDS](#)



[GOOGLE MAPS](#)



Description

UNIT 7, 50 HAMILTON ROAD, STRATHAVEN,
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The subjects comprise a two storey, standalone office contained within a wider, 0.17-acre site.

A yard, approximately 0.06 acres, is also accessible to adjacent to the subjects and offers further open storage or parking provision.

Internal access to the property and inspection has not been possible. As such, we are unable to provide any comment in terms of the condition, configuration and make up of the premises. No access will be available for viewings.



ACCOMMODATION

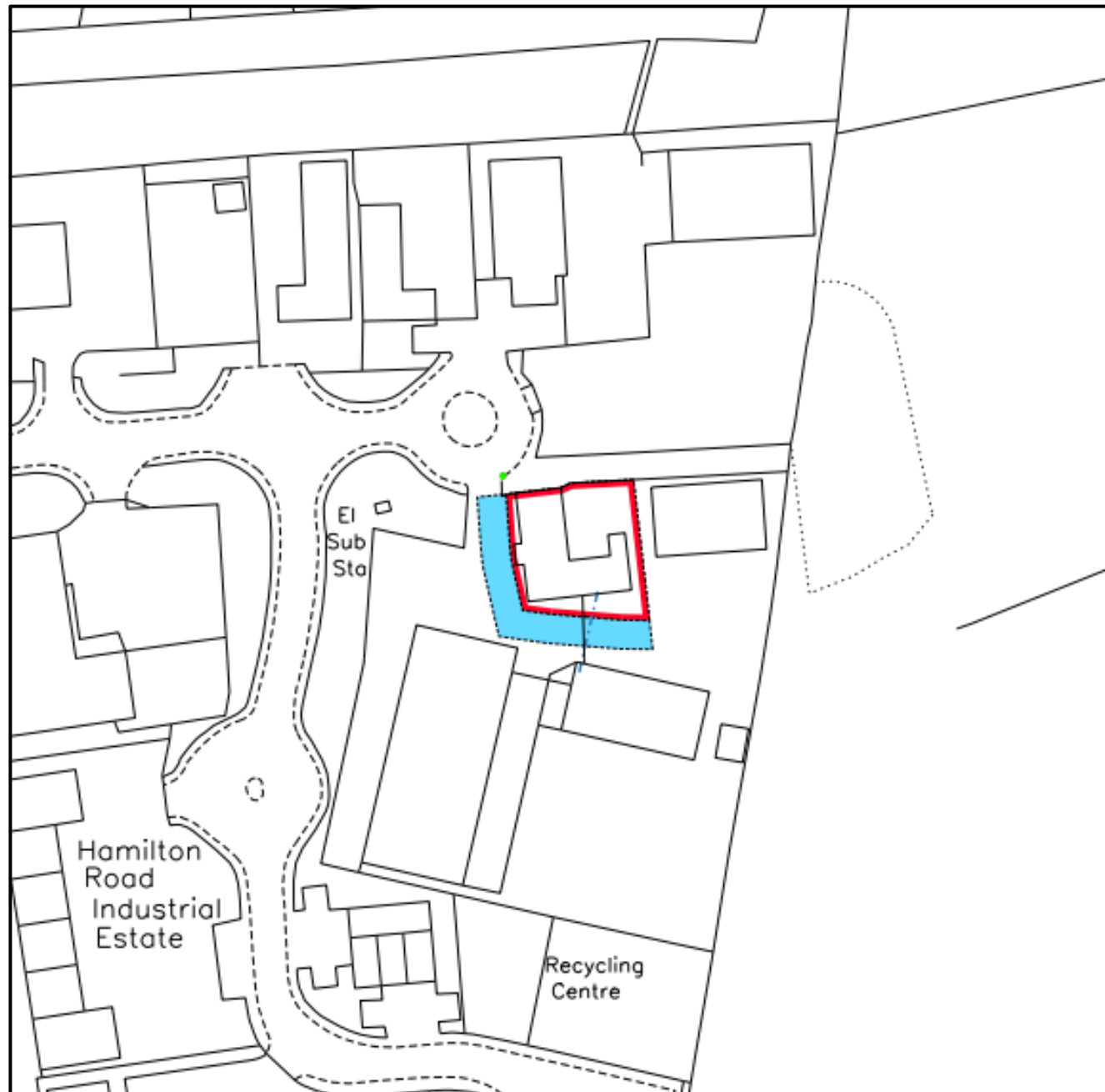
ACCOMMODATION	SQM	SQFT
Total	193.22	2,107

As we were unable to carry out a measurement inspection, the above floor areas have been provided from the Scottish Assessors Association and therefor can not be relied upon.



Title Plan

UNIT 7, 50 HAMILTON ROAD, STRATHAVEN,
ML10 6UB



**Boundary Lines Are For
Indicative Purposes Only**



Auction Date

The auction will be held on 20th August 2026 at 2:30pm

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

VAT

See Legal Pack.

Energy Performance Certificate

The property has an energy rating of a copy of the EPC is available upon request.

Planning

The property was currently utilised as an office contained within Class 4 of the Town and City planning act (1997). Interested parties should make their own enquiries with South Lanarkshire Council Planning Department.

Guide Price

The property has a guide price of £85,000

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is 2% plus VAT subject to a minimum of £2,000 plus VAT.

Legal Pack

The legal pack is available to view online.

Rateable Value

The premises are currently entered in the Valuation Roll with multiple Rateable Values. Further information is available via the Scottish Assessors' Association:

[SAA | Scottish Assessors Association](#)

Get in Touch

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



Calvin Molinari

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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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PROPERTY AUCTIONS