

FOR SALE

Retail Premises

NIA: 68.71 SQM (740 SQFT)

Modern High-Quality Fit-Out

Benefits From High Levels of
Passing Traffic

Suitable For a Variety of Uses
(Subject to Planning)

May be Eligible for 100% Rates
Relief

For Sale: Offers Over: £85,000



[CLICK HERE FOR A VIRTUAL TOUR!](#)



Boundary Line for
indicative Purposes Only

3 KEMP STREET, HAMILTON ML3 6QL

CONTACT:

Calvin Molinari BSc (Hons) MRICS
Fraser McDonald BSc (Hons)

c.molinari@shepherd.co.uk
fraser.mcdonald@shepherd.co.uk

| 0141 331 2807 - 07920 824 408
| 0141 331 2807 - 07551 173 132

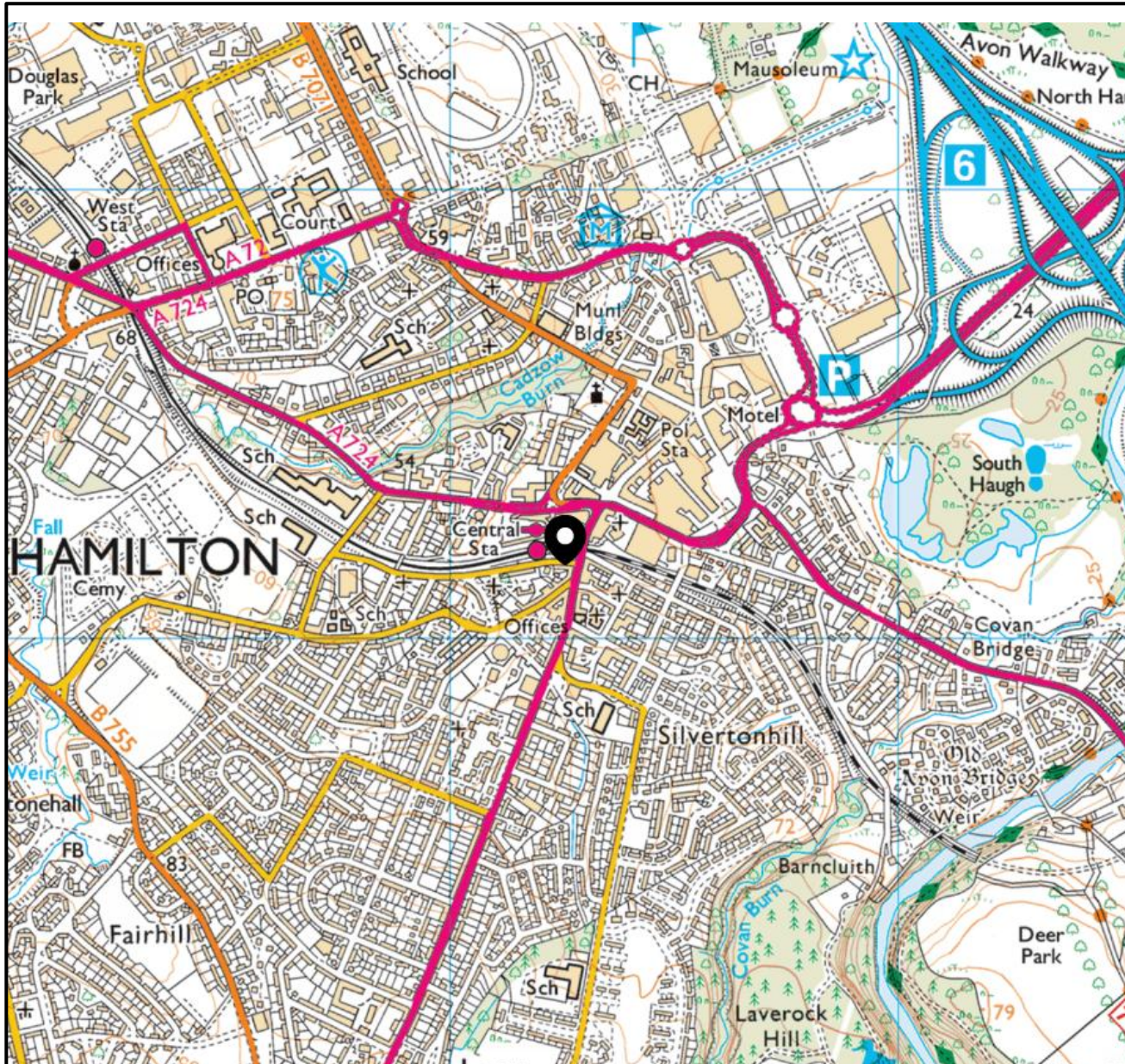


**Whyte
& Barrie**



Location

3 KEMP STREET, HAMILTON ML3 6QL



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 being located within close proximity, providing direct access to Glasgow and the North of England. Hamilton Interchange is the primary local transport hub within Hamilton, located directly opposite the property and providing consistent bus & rail services to Glasgow City Centre, Motherwell, Wishaw and the surrounding local area.

The subjects occupy a prominent pitch just off Quarry Street which acts as one of the primary retailing thoroughfares within Hamilton town centre. The surrounding area benefits from a blend of residential and strong commercial occupiers including Domino's Pizza, Bank of Scotland and Sainsbury's

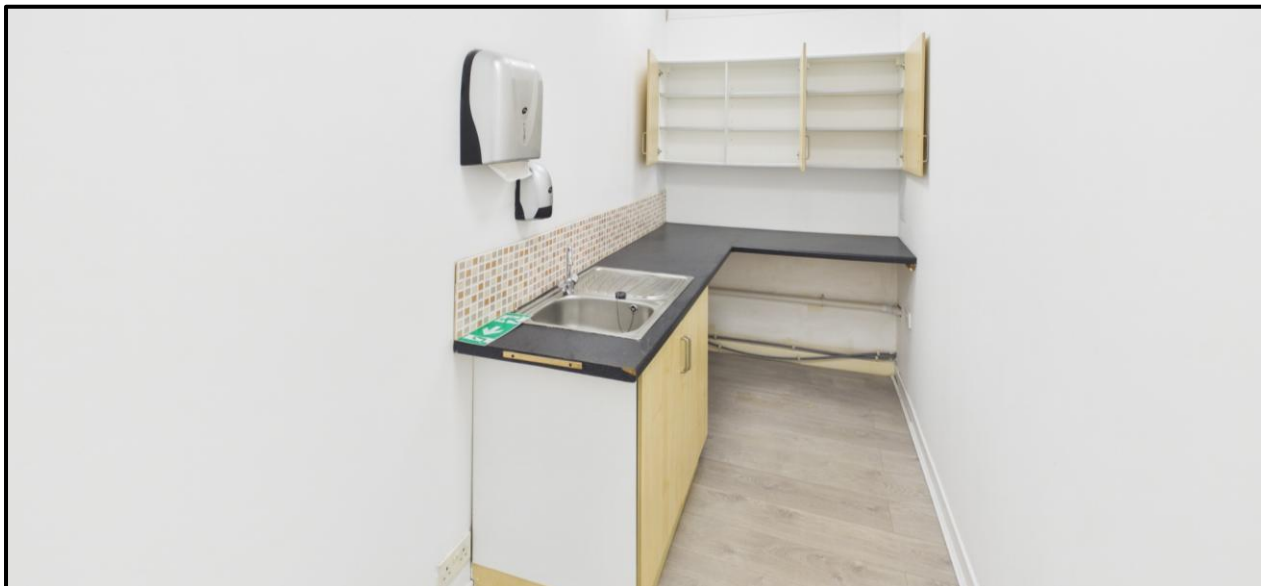


[CLICK HERE FOR LOCATION](#)



Description

3 KEMP STREET, HAMILTON ML3 6QL



The subjects comprise a mid-terraced, ground floor retail unit forming part of a larger tenement building with residential dwellings on the upper floors. The subjects benefit from dedicated pedestrian access via a glazed aluminum framed door incorporated within a prominent glazed frontage onto Kemp Street.

Internally, the subjects consist of a reception/sales area upon entry, with a central hallway servicing multiple cellular treatment rooms, as well as a kitchen and W/C to the rear. The subjects have recently undergone a significant refurbishment and are presented in high-quality, white box condition throughout, with wood panel floor coverings, plastered walls and suspended tiled ceilings with LED panels incorporated throughout.

The unit benefits from a fire exit to the rear, leading to a communal close.

ACCOMMODATION

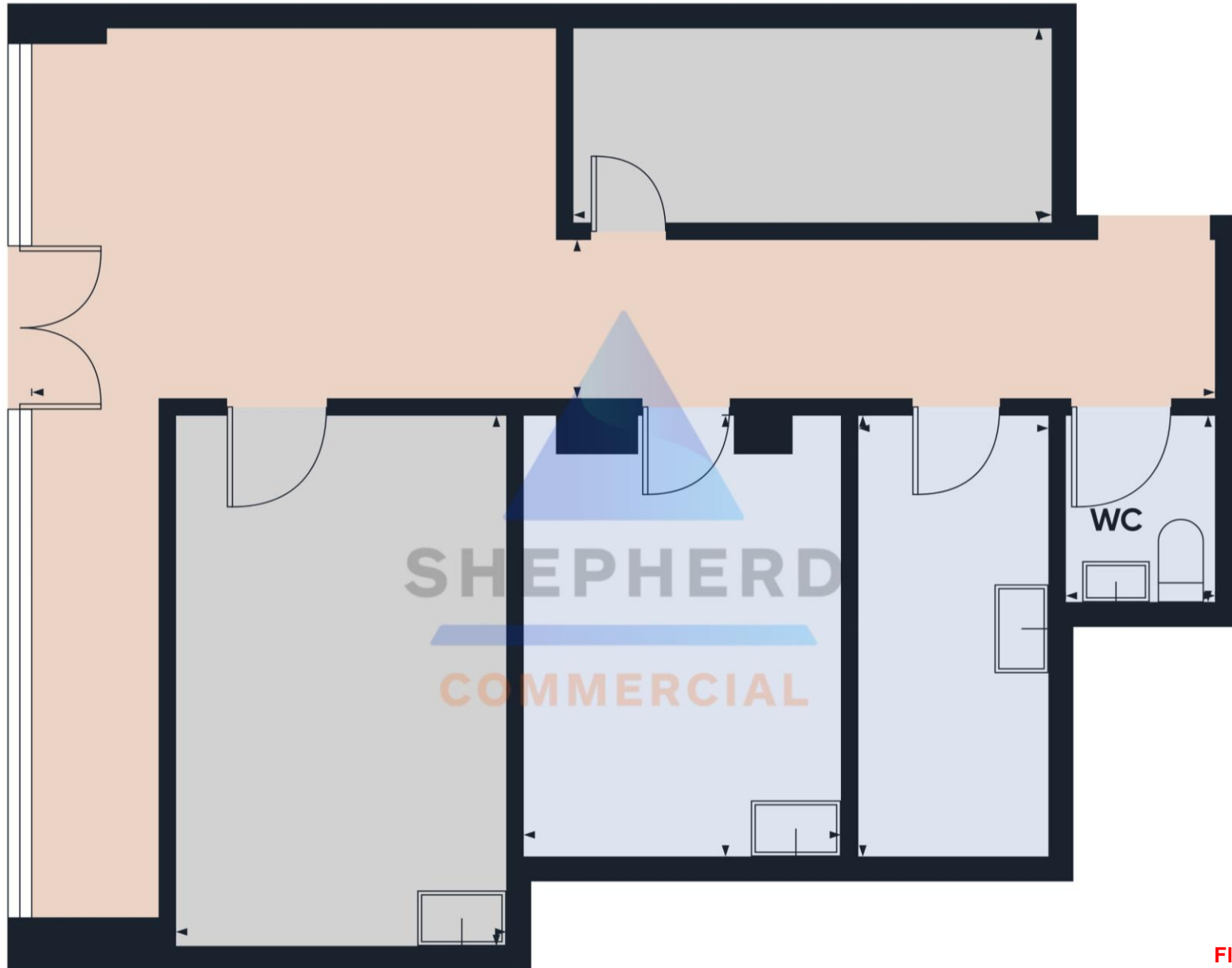
	SQM	SQFT
Accommodation	68.71	740
TOTAL	68.71	740

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).



Floor Plan

3 KEMP STREET, HAMILTON ML3 6QL



Floor Plans Are For
Indicative Purposes Only



FOR SALE

Our client is looking for offers in excess of £85,000 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 purchaser to satisfy themselves in this respect.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing 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 a Rateable Value of £10,400. The Rate Poundage for 2026/27 is 48.1p to the pound. As such, any incoming tenant may benefit from 100% Rates Relief via the Scottish Government's 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 figures are quoted exclusive of VAT.

Get in Touch

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



Calvin Molinari

c.molinari@shepherd.co.uk

M: 07920 824 408



Fraser McDonald

fraser.mcdonald@shepherd.co.uk

M: 07551 173 132

Shepherd Chartered Surveyors

2nd Floor, Afton House, 26 West Nile Street,
Glasgow, G1 2PF

t: 0141 331 2807



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.

shepherd.co.uk

