

Lot 72

£10,000 per annum
exclusive

96 Quarry Street,
Hamilton, Lanarkshire ML3 7AX

Heritable Retail Investment



Key Details

- Located on a Prime Pedestrianised Pitch adjacent to Subway
- Located between New Cross Shopping Centre and The Regent Shopping Centre
- Nearby occupiers include Santander, Greggs and Specsavers

On Behalf of a Major Fund Manager

Location

Miles: 10 miles south-east of Glasgow
33 miles south-west of Edinburgh
Roads: M74, M8, A72, A723
Rail: Hamilton Central Railway Central,
Hamilton West Railway Station
Air: Glasgow International Airport, Edinburgh Airport

Situation

Hamilton is the county town of Lanarkshire and has strong communications via the M74. The property is situated in the town centre, adjacent to the Regent Shopping Centre and New Cross Shopping Centre on the pedestrianised Quarry Street. Occupiers in the Regent and New Cross Shopping Centres include Primark, Argos, Poundland, Bonmarché, Boots the Chemist and Wilko. Other nearby occupiers include Santander, Subway, Greggs and Specsavers.

Description

The property comprises a ground floor retail unit which forms part of a larger building.

Tenure

Heritable (Scottish equivalent to English Freehold).

VAT

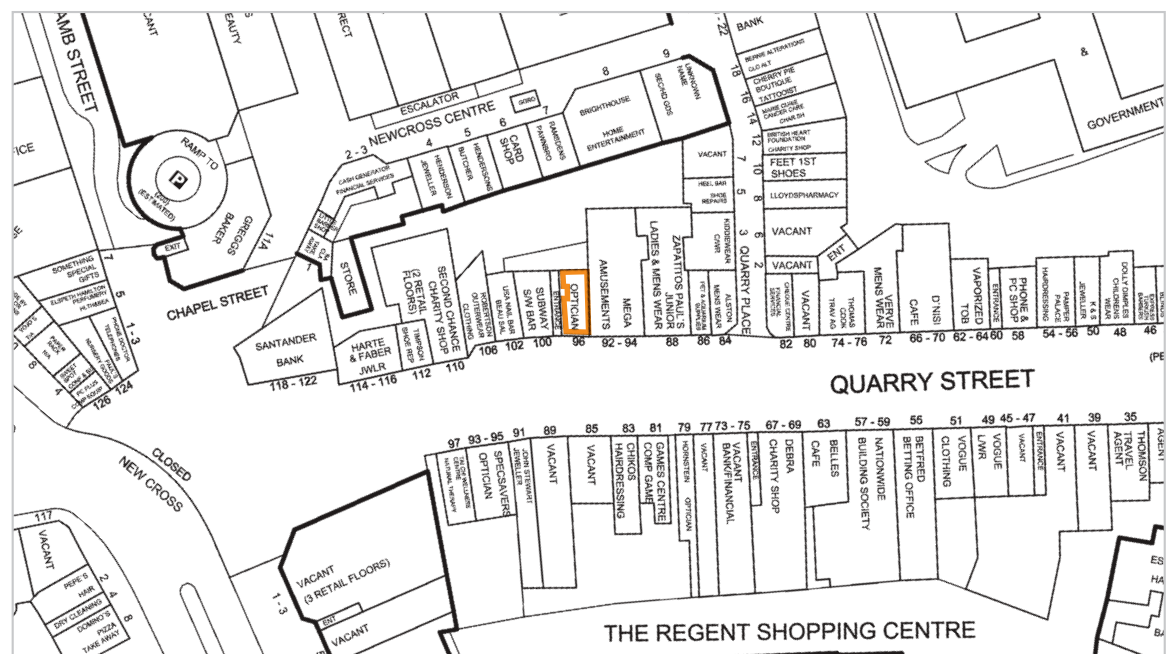
VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	41.90 sq m (451 sq ft)	RITE VU LIMITED t/a McMnamin Opticians (1)	10 years from 03/02/2012 until 02/02/2022	£10,000	02/02/2017 (2)
Total		41.90 sq m (451 sq ft)			£10,000	

- (1) McMnamin Opticians are part of the Lanarkshire Eye-health Network Scheme (LENS)
(Source: www.burnbankmedicalcentre.co.uk 28/02/2017).
(2) The 2017 rent review is outstanding.



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