

Lot 79

£13,000 per annum exclusive

30 Quarry Street, Hamilton, Lanarkshire ML3 7AR Heritable Retail Investment



Key Details

- Let to Shelter until 2023 (subject to option)
- Prime pedestrianised pitch
- Opposite entrance to the Regent Shopping Centre
- Nearby occupiers include Primark, The Money Shop, Thomson and Greggs

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, Hamilton West
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, opposite an entrance to Regent Shopping Centre, on the pedestrianised Quarry Street. Nearby occupiers include Primark, The Money Shop, Thomson and Greggs.

Description

The property comprises a ground floor retail unit with first floor ancillary accommodation which forms part of a larger building.

Tenure

Heritable (Scottish equivalent to English Freehold).

VAT

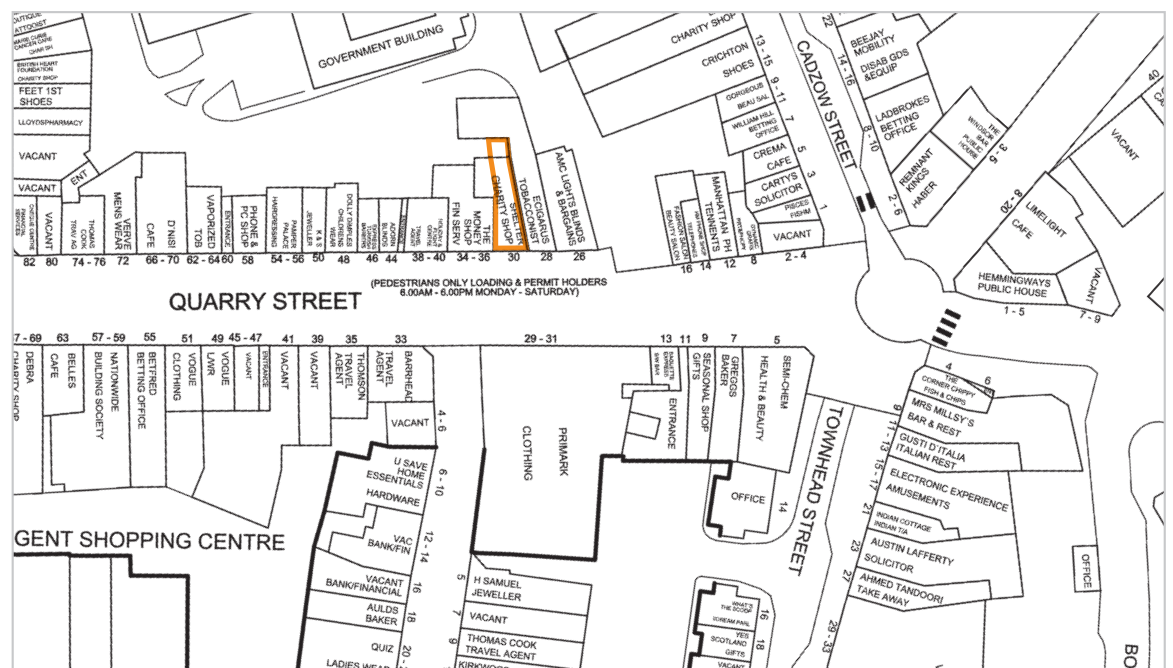
VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	74.92 sq m (806 sq ft)	SHELTER	Approx 25 years from 12/06/1998 until 27/05/2023 (2)	£13,000	28/05/2018
First	Ancillary	24.19 sq m (260 sq ft)	(1)			
Total		99.11 sq m (1,066 sq ft)			£13,000	

- (1) Shelter Scotland is a charity set up in 1968 that works to alleviate the distress caused by homelessness and bad housing. They now have over 35 stores across Scotland (Source: scotland.shelter.org.uk 28/02/2017).
- (2) The lease provides a tenant option to determine on 27/05/2018 subject to six months' notice.



Copyright and confidentiality Experian, 2013. © Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus
Georgina Roberts
+44 (0)20 7034 4863
georgina.roberts@acuitus.co.uk

Acuitus
Mhairi Jarvis
+44 (0)131 552 5191
mhairi.jarvis@acuitus.co.uk

Seller's Solicitors: DWF LLP
Iain Mclean
+44 (0)131 474 2320
iain.mclean@dwf.law