

TO LET/MAY SELL

Modern Showroom

GIA: 620.87 SQM (6,683 SQFT)

Prime Industrial Location

Building Benefits From High
Specification

Total Site Area: 0.82 Acres

Rent: Upon Application

Sale Price: Upon Application



CLICK HERE FOR LOCATION!



1 HAMILTON ROAD, HAMILTON ROAD INDUSTRIAL ESTATE, STRATHAVEN, ML10 6UB

CONTACT:

Adam Honeyman MA (Hons) MRICS
Steve Barnett BLE FRICS

a.honeyman@shepherd.co.uk
s.barnett@shepherd.co.uk

| 0141 331 2807 – 07720 466 035
| 0141 331 2807 – 07720 466 018





Location

1 HAMILTON ROAD, HAMILTON ROAD INDUSTRIAL ESTATE, 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 boast a prominent roadside position on the A723, within the popular Hamilton Road Industrial Estate. The 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.



[CLICK HERE FOR LOCATION](#)



Description

1 HAMILTON ROAD, HAMILTON ROAD INDUSTRIAL ESTATE, STRATHAVEN, ML10 6UB



The subjects comprise a modern standalone car showroom building of steel portal frame construction, under a pitched roof. In line with its existing use, the subjects benefit from a large glazed curtain wall on both sides visible to passing traffic.

Pedestrian access is provided to the showroom by way of a protruding glazed access door. The showroom provides a reception area, offices and customer/staff welfare facilities, all presented in a good condition.

To the rear/north section of the building, there is a 5-bay workshop with 5 vehicle access doors. In addition, there is a parts store plus staff toilet accessed off the workshop area.

Furthermore, there are two separate, self-contained units that are used solely as valet bays.



Accommodation

1 HAMILTON ROAD, HAMILTON ROAD INDUSTRIAL ESTATE, STRATHAVEN, ML10 6UB

INDICATIVE PURPOSES ONLY



The subjects comprise of two sites; the first extending to circa 0.62 Acres and made up of the existing showroom and attached yard space. The second, extending to circa 0.2 Acres, is a secure yard accessed through the first and comprises the 2 valet bays / compound. The total site area extends to approximately 0.82 acres (0.33 hectares), or thereby.

The building footprint and the overall site boundaries are indicatively demarcated in blue and red respectively on the site plan overleaf.

The site is largely surfaced with tarmacadam with some perimeter grazed areas. There is ample car parking spaces provided throughout the site.

ACCOMMODATION

Accommodation	m ²	ft ²
Showroom/Workshop	504.66	5,432
Valet Bay 1	80.50	866.49
Valet Bay 2	35.76	384.92
TOTAL:	620.92	6,683

The above floor areas have been provided on a Gross Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



SALE PRICE

Upon Application

LEASE

Upon Application

PLANNING

Currently operating as a car dealership, the property would suit a range of alternative uses, subject to planning, including showroom, bulky goods, retail, trade counter, assembly & leisure etc

RATEABLE VALUE

The property is currently listed on the Assessor's Valuation Roll as follows:

Showroom: NAV/RV: £39,250.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of Band 'D'. A copy of the EPC and Recommendation Report can be provided on request.

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.



Get in Touch

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



Adam Honeyman

a.honeyman@shepherd.co.uk

M: 07720 466035



Steve Barnett

s.barnett@shepherd.co.uk

M: 07720 466 018

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

