



Hayburn
Consulting

TO LET

ATTRACTIVE GROUND FLOOR
RETAIL UNIT

HAMILTON - 12 Quarry Place



LOCATION

Hamilton lies approximately 12 miles south east of Glasgow City Centre within the South Lanarkshire local authority region. The subjects are situated in a strong secondary trading location just off the main shopping thoroughfare of Quarry Street.

Roof top car parking is available above the New Cross Shopping Centre.

0141 221 8242
www.hayburnlane.com



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RENT & LEASE DETAILS

The subjects are available on the basis of a new FRI lease at an initial rental of £6,500 per annum.

DATE OF ENTRY

By agreement.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction with the incoming tenant being responsible for any Stamp Duty, Land Tax and Registration Dues.

VAT

All prices, rents, premiums, etc., are quoted exclusive of VAT.

AML

To comply with Anti Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers which will, at a minimum, include proof of identity, address, and funding. Applicable documentation will therefore be required on agreement of the Heads of Terms.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole agents:

Hayburn Consulting
205 St Vincent Street
Glasgow, G2 5QD

T: **0141 221 8242**
E: **sylvia@hayburnlane.com**

Hayburn Consulting for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
(ii) all descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so;
(iii) no person in the employment of Sutherland Brown has any authority to give representation or warranty whatever in relation to this property; (iv) all prices, rents and premiums quoted are exclusive of VAT at current rate.

November 2024