

TO LET

130 FLEMING WAY

HAMILTON ML3 9QH

crichtonproperty
consultancy

Chartered Surveyors & Commercial Property Consultants

LOCATION

The subjects are located opposite its junction with Comrie Crescent and lie on the North West side of Fleming Way close to the new RS McColl and in an area which is predominately residential.

SITUATION

The subjects comprise a ground floor unit contained within a single storey roughcast rendered brick building under a pitched and tiled roof.

DESCRIPTION / ACCOMMODATION

The unit is divided into front and back shop areas, having the following approximate areas and dimensions:

Areas are as follows:

Frontage	6.75 m	22 ft 2
Shop Depth	4.64 m	15 ft 3 in
Built Depth	7.64 m	25 ft 3 in
Front Shop Area	31.30 sq.m	337 sq.ft
Back Shop	17.65 sq.m	190 sq.ft
Total Net Area	48.95 sq.m	527 sq.ft

Single toilet accommodation is provided within the back shop.

LEASE TERMS

Subject to client's approval it is proposed to arrange a new full repairing and insuring lease for a negotiable term incorporating periodic reviews.

RENT

Offers in the region of £5,000 per annum exclusive are being sought.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the ingoing tenant being responsible for any stamp duty, registration dues and Land & Buildings Transaction Tax (LBTT) incurred thereon.



RATES

We understand from our enquiries of the Scottish Assessors website that the premises have a rateable value of:-

RATEABLE VALUE	£5,200
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CPC gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the ingoing tenant should rely upon their own enquiries with the Local Rating Authority.

TRADE RESTRICTIONS

There will be a trading restriction against the subjects being used as a convenience store or as a CTN.

VIEWING

Strictly by appointment with the sole letting agents.

Consultants:

Contact:

Tel:

Mobile:

Email:

Web:

Crichton Property Consultancy

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