

# TO LET

## 15 DUKE STREET REGENT SHOPPING CENTRE HAMILTON - ML3 7DZ

### LOCATION

Hamilton is located 12 miles south east of Glasgow City Centre and is Scotland's fifth largest town, with a catchment population of approximately 300,000 persons.

The Regent Shopping Centre provides approximately 315,000 sq ft of retail space, and is the towns principle in town retail destination.

The subject premises occupy a prime position on Duke Street, where nearby retailers include Holland & Barrett, Royal Bank of Scotland, Shoe Zone, Clarks and Marks & Spencer.

### ACCOMODATION

The unit is arranged over ground and first floor and extends to the following approximate net internal floor areas:

Ground Floor	1,117 sq ft	103.77 sq m
First Floor	974 sq ft	90.49 sq m
<b>Total</b>	<b>2,091 sq ft</b>	<b>194.26 sq m</b>

### TERMS

The premises would be available for both short and long-term leases.

### RENT

Rent on Application.



### SERVICE CHARGE

The service for 2017 / 2018 is set at £4,420.00

### RATES

We have been advised by the Rates Authority that the rateable value of the subjects with effect 1 April 2017 is £23,000. Based on a rate poundage of 46.6p this value will result in an estimated rates liability in financial year 2017/18 of £10,718.

### ENERGY PERFORMANCE CERTIFICATE

Available on request.

### LEGAL COSTS

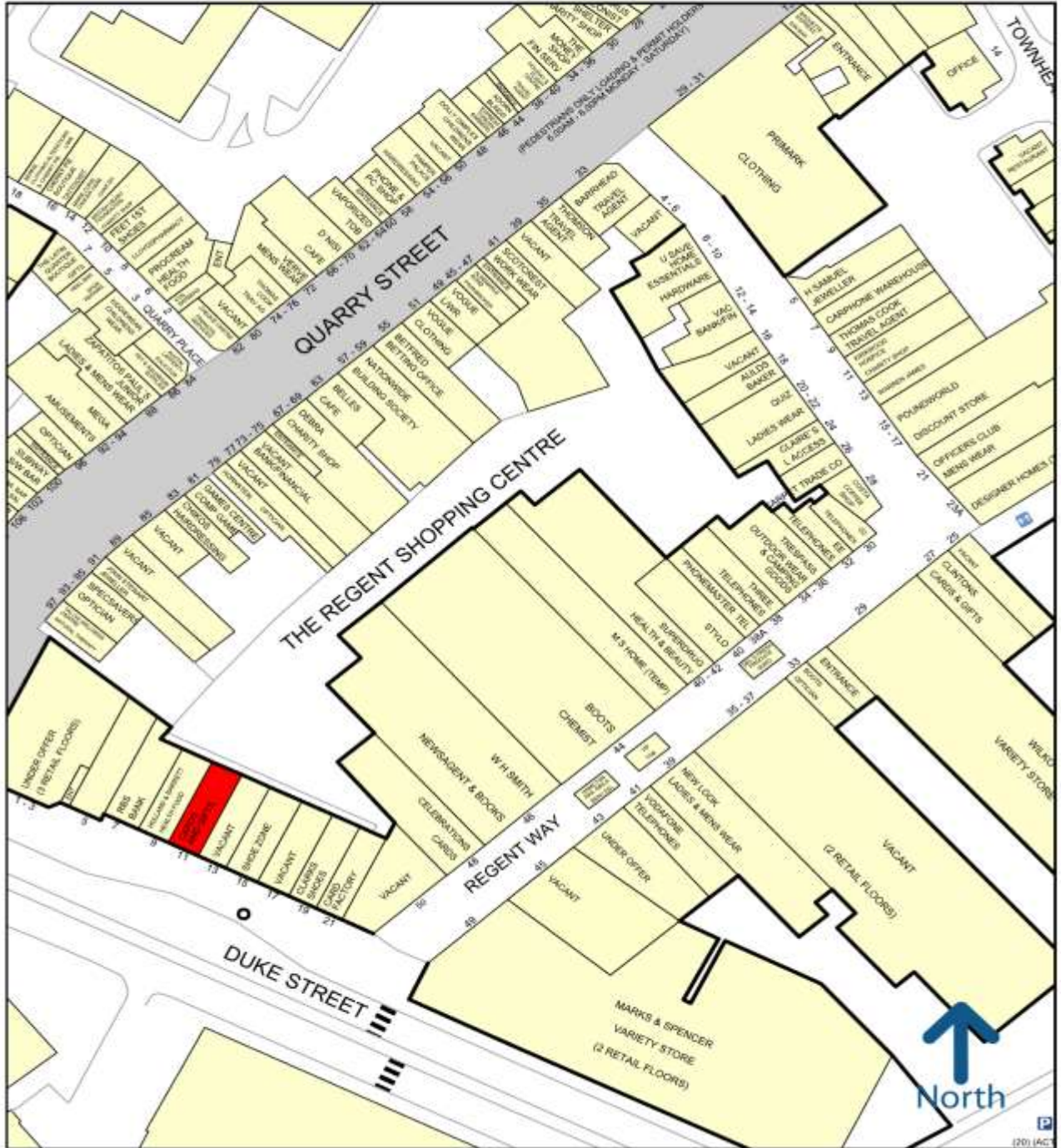
Each party to be responsible for their own legal costs incurred during the transaction, with the ingoing tenant responsible for Land & Building Transaction Tax, registration dues and any VAT payable thereon.

### VIEWING & FURTHER INFORMATION

All viewings strictly by prior arrangement via the joint leasing agents;

Gordon Nicolson; 0141 548 8064 of HSA Retail  
[gordon.nicolson@hsaretail.com](mailto:gordon.nicolson@hsaretail.com)

Ryan Kee; 02890 269 221 of Lambert Smith Hampton  
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