

## 24B Hamilton Street

, Carluke, ML8 4HA

**£500 Per month**

NEW TO THE RENTAL MARKET!

Formed on the ground floor over one level and situated in a central and busy location

The space would lend itself to a variety of uses such as retail, showroom, beautician, barbers etc.

Comprising a shop front, back office, kitchen and wc facilities.

Externally benefits from a large shop front with roller shutters to window and access door

The subjects are situated just off The High Street, with a good amount of footfall and parking.

Neighbouring occupiers include Hairdressers, Seamstress, Beauticians and Carluke Business Centre hosting a variety of local independent Companies.

The property is available on a new full repairing and insuring head lease for a negotiable term for £6000 p.a.

### Viewing

Please contact our Pomphreys Properties Ltd Office on 01698373365 if you wish to arrange a viewing appointment for this property or require further information.

- Central Location
- Benefits from Window Shutters
- Modern Premises
- Ground Floor
- Kitchen and wc facilities



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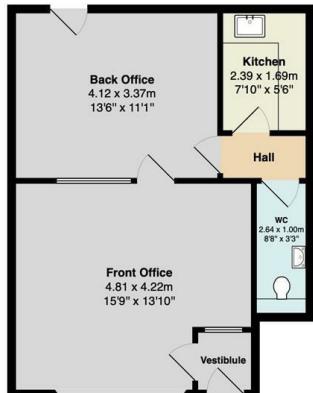


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## Floor Plan

24B Hamilton Street, Carluke



Total Area: 43.9 m<sup>2</sup> ... 473 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.