

FOR SALE

Prominent Detached Licensed Premises



42 Gateside Street

Hamilton, ML3 7JQ

Offers in the region of £450,000 - Freehold

Find out more at www.g-s.co.uk

- **Currently Vacant with Refurbishment Opportunity**
- **Prominent Detached Licensed Premises**
- **Large Self-Contained Site With Dedicated Rear Car Park**
- **Highly Visible Location on Busy Gateside Street**

INTRODUCTION

Hamilton is the main administrative centre of South Lanarkshire and lies approximately 12 miles southeast of Glasgow and 35 miles southwest of Edinburgh, within Scotland's densely populated Central Belt.

The property is prominently situated on Gateside Street, a busy arterial route located a short distance from Hamilton Town Centre, the Regent Shopping Centre and Hamilton Central train station. The surrounding area is mixed commercial and residential in nature, providing strong local footfall and accessibility.

42 Gateside Street presents a rare opportunity to acquire a substantial licensed premises in a strong trading location within Hamilton.

Given the size of the site, dedicated car parking provision and prominent position, the property offers significant asset management and value-add potential.

The requirement for full refurbishment allows an incoming operator, investor or developer to create a bespoke hospitality, leisure or alternative commercial concept and reposition the asset within the local market.

This opportunity will appeal to experienced operators seeking a large-format unit with redevelopment potential, as well as investors looking to add value through capital expenditure and active management.

THE PROPERTY

The subjects comprise a detached single-storey building of cavity brick/block construction arranged under a combination of pitched and flat roofs.

The property occupies a substantial self-contained site extending to approximately 0.35 acres and benefits from a large car park to the rear with space for approximately 35 vehicles.

The premises are currently vacant and have been unoccupied for a period of time. Internally, the accommodation requires full refurbishment throughout. All former trading areas, kitchen and ancillary accommodation will require comprehensive upgrading and modernisation prior to recommencement of trading.

The property offers substantial asset management potential, with planning permission and building warrant already secured (available upon request) to operate as a Bar and Restaurant.

The approved scheme proposes modifications to the beer cellar and improved toilet provision, enabling the creation of a large beer garden and a significant increase in internal capacity to over 300 patrons.

The premises previously traded as Di Maggio's and Monterey Jack's restaurant, operating with an approximate capacity of 140 covers. Additional commercial opportunities through revised alcohol licence provisions are also available upon request.

The Gross internal floor area of the floor area extends to approximately 4,045 sq. ft.

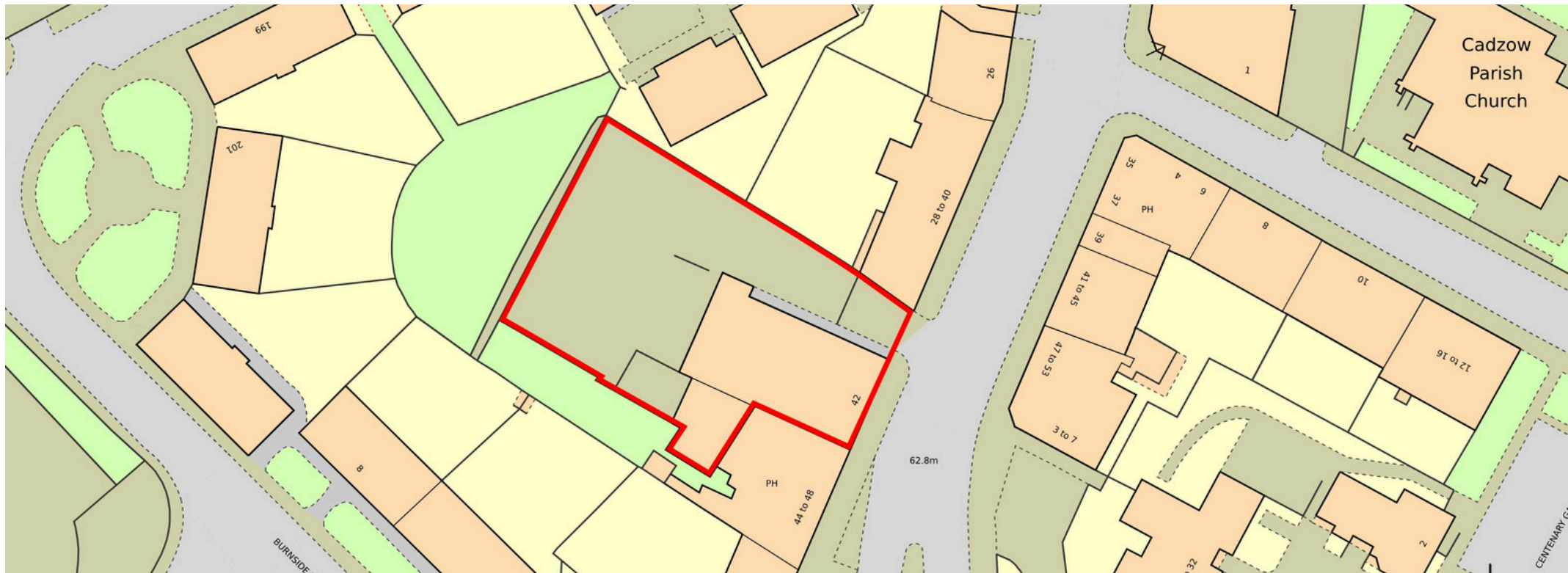
There are planning permissions for a beer garden and increased capacity internally, these plans can be provided upon request.

ACCOMMODATION SUMMARY

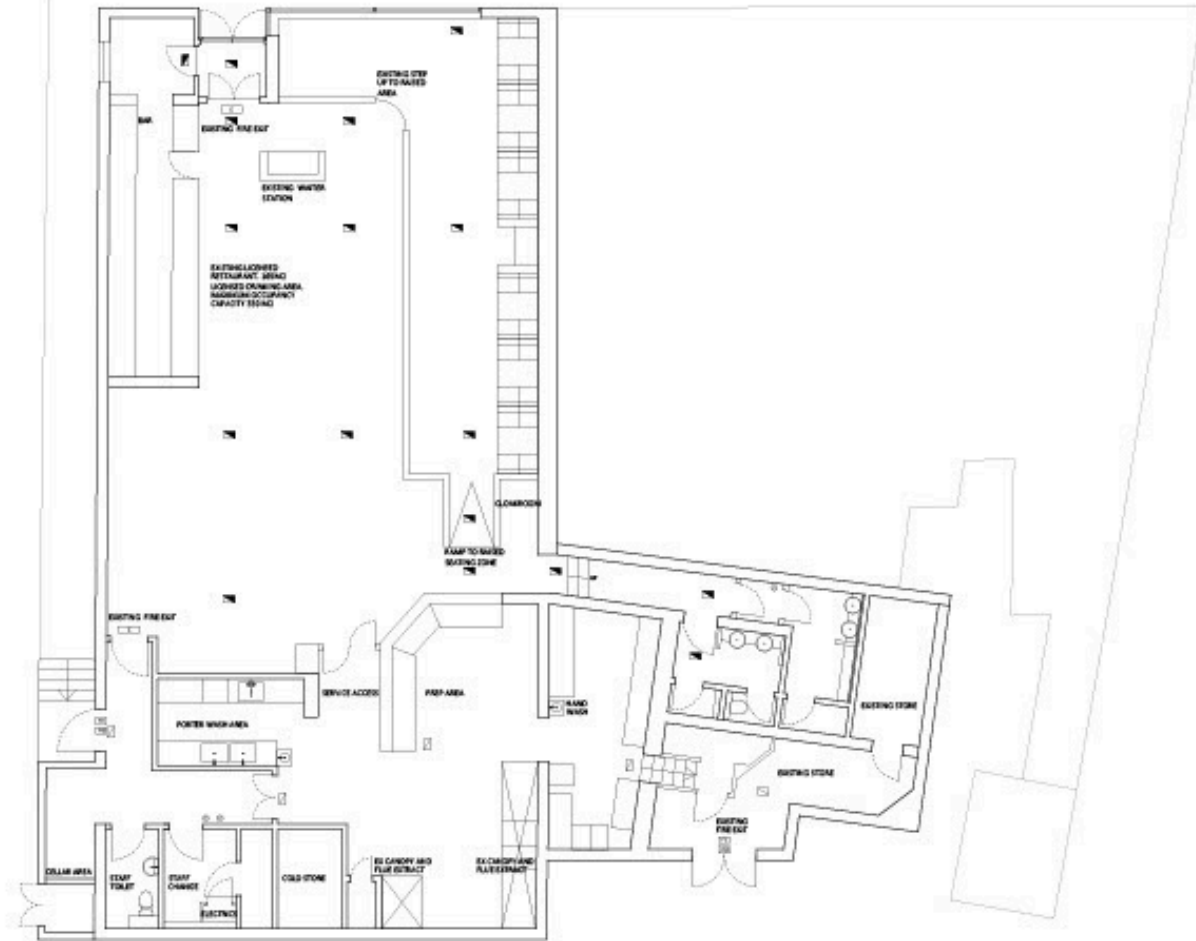
We have summarised the accommodation as follows: -

- Main restaurant area (formerly providing approximately 140 covers)
- Dedicated takeaway / waiting area
- Commercial kitchen to the rear
- Customer WC facilities
- Beer cellar, staff facilities and storage areas

Prospective purchasers or tenants will have the opportunity to reconfigure and redesign the internal layout to suit their own trading style and operational requirements, subject to all necessary planning consents.



Existing Ground Floor Plan



-  FIRE BLANKET
-  MAINTAINED EMERGENCY EXIT LUMINAIRES
-  MAINTAINED EMERGENCY LIGHT
-  NON-MAINTAINED EMERGENCY EXIT LIGHT
-  FIRE ALARM CALL POINT
-  FIRE ALARM SOUNDER BELL
-  FIRE EXTINGUISHER
-  FIRE DOOR WITH PUSH BAR
-  SIGN DISPLAYING EXIT



ZMARCHITECTURE

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CLIENT	DKW HOSPITALITY	STATUS	ISSUED
PROJECT	42 SATELITE STREET HAMILTON		
	GROUND FLOOR PLAN		
TITLE	AS EXISTING		
JOB NO	23015	SCALE	1:100 @ A2 SIZE
DRAWN	DK	DATE	16/09/21
Drawn	07/09/2021 09:28:00 - 09/09/2021 10:00:00	100%	AE(0)3001

Proposed Ground Floor Plan



1. LOBBY
 - + NEW TIMBER FRONT DOOR
 - + NEW FLOORING & MATWELL
 - + EXISTING GLASS DOOR HANDLES TO BE COVERED WITH LEATHER SLEEVE.
 - + NEW FIXED BOOTH SEATING, MOVING & REUSING EXISTING BOOTH.
2. BAR AREA
 - + BAR FRONT - REFER TO SPECIFICATION.
 - + NEW FOOT RAIL
 - + NEW GALLERY SHELF WITH RECESSED SPACES FOR TV SCREENS, TV SCREENS - CLIENT SUPPLY - ALLOW FOR POWER.
 - + NEW LIGHT FITTING TO EXISTING CIRCUITS
 - + EXTENSION TO BAR AREA - MOVE ELECTRICAL CABINET, REMOVE GLASS DOOR AND BLOCK OPENING.
3. POOL TABLE AREA
 - + WALL OVER CLAD WITH BOARDS.
4. OPEN DRINKING AREA
 - + NEW BAR TABLES AND CHAIRS, EXISTING HALF WALL HEIGHT TO BE RAISED, WALLS HIGHLIGHTED TO BE RE-CLAD WITH PANELING.
 - + NEW DRINKS SHELF AND HALF WALL, TO BE OVERCLAD WITH RECLAIMED OAK AND REUSED BOARDS FROM SITE.
5. RAISED SEATING AREA
 - + PROPOSED LIVE MUSIC AREA, ABOURSENT WALL PANELING.
 - + NEW TIMBER TABLE TOPS, BOOTH SEATING TO BE RE-UPHOLSTERED, BOOTH AND WALL PANELING TO BE OVERCLAD.
 - + NEW PENDANT LIGHTING, REUSING EXISTING LIGHT CABLES.
 - + NEW TIMBER TABLE TOPS, REUSING CHAIRS AND/OR INTRODUCING SECOND-HAND CHAIRS TBC.
6. NEW FAMILY BOOTHS
 - + 2ND, NEW FAMILY BOOTHS AND NEW WALL PANELING, MOVING AND REUSING EXISTING BOOTHS AND CARCASSES.
 - + NEW LIGHTING.
7. KITCHEN
 - + NEW KITCHEN FIT OUT - DESIGN AND INSTALLATION BY SPECIALIST CONTRACTOR
 - + VENTILATION, AIR CONDITIONING, PLUMBING AND ELECTRICS - CONTRACTOR DESIGNED.
8. TOILETS
 - + NEW WALL AND LINING - REFER TO SPECIFICATION.
 - + EXTEND FLOOR OVER EXISTING STAIR, NEW STEPS ADDED.
 - + NEW PLUMBING - CONTRACTOR DESIGNED.
 - + NEW LIGHTING.
 - + EXISTING TOILET FITTINGS TO BE REUSED - REFER TO SPECIFICATION.
 - + NEW TOILET FITTINGS TO BE INSTALLED - REFER TO SPECIFICATION.
10. NEW ACCESSIBLE TOILET
 - + NEW PARTITION WALL - REFER TO SPECIFICATION.
 - + NEW ACCESSIBLE TOILET, WHB, MIRROR, BABY CHANGE UNIT AND RAILING.
 - + PLUMBING - CONTRACTOR DESIGNED.
 - + NEW LIGHTING.
11. CELLAR AREA
 - + NEW RAISED FLOOR.
 - + EXTERNAL WALL TO BE BLOCKED UP IN MASONRY AND MADE GOOD.
 - + INTERNAL WALL TO BE OPENED UP AND MADE GOOD.
12. STAFF CHANGE AREA
 - + NEW TOILET (REUSE ONE OF EXISTING) AND WASH HAND BASIN.
 - + NEW FLOOR AND WALL FINISH.
13. FLOORING
 - + NEW HARDWOOD FLOORING IN THE BAR AND RESTAURANT AREA, APPROX 160m².
 - + NEW VINYL FLOORING - POLYFLOOR - APPROX 43.2m².
14. CEILING
 - + CEILING TO BE PAINTED - SAME COLOUR, TREATMENT OF CEILING TBC BASED ON NEWAC INSTALLATION.
15. DOORS
 - + i.e. NEW INTERNAL DOORS - REFER TO SPECIFICATION, TBC
16. OUTDOOR BEER GARDEN
 - + NEW BEER GARDEN CANOPY STRUCTURE - ASSEMBLY AND INSTALLATION - SOURCED BY CLIENT.
 - + NEW FOUNDATIONS FOR BEER GARDEN STRUCTURE - STRUCTURAL DETAILS BY PRIME STRUCTURAL SOLUTIONS.
 - + NEW TIMBER DECKING AND RAILINGS.
 - + NEW OUTDOOR SEATING - SOURCED BY CLIENT.
 - + OLD DISUSED EXTRACTOR UNITS ON EXTERNAL WALL TO BE REMOVED, MAKE GOOD AFTER REMOVALS.
 - + ALLOW FOR POWER

NEW VINYL FLOORING	NEW TIMBER FLOORING
EXISTING HALF WALL REMODELED	NEW 30 MIN RATED PARTITION
	NEW 60 MIN RATED WALL

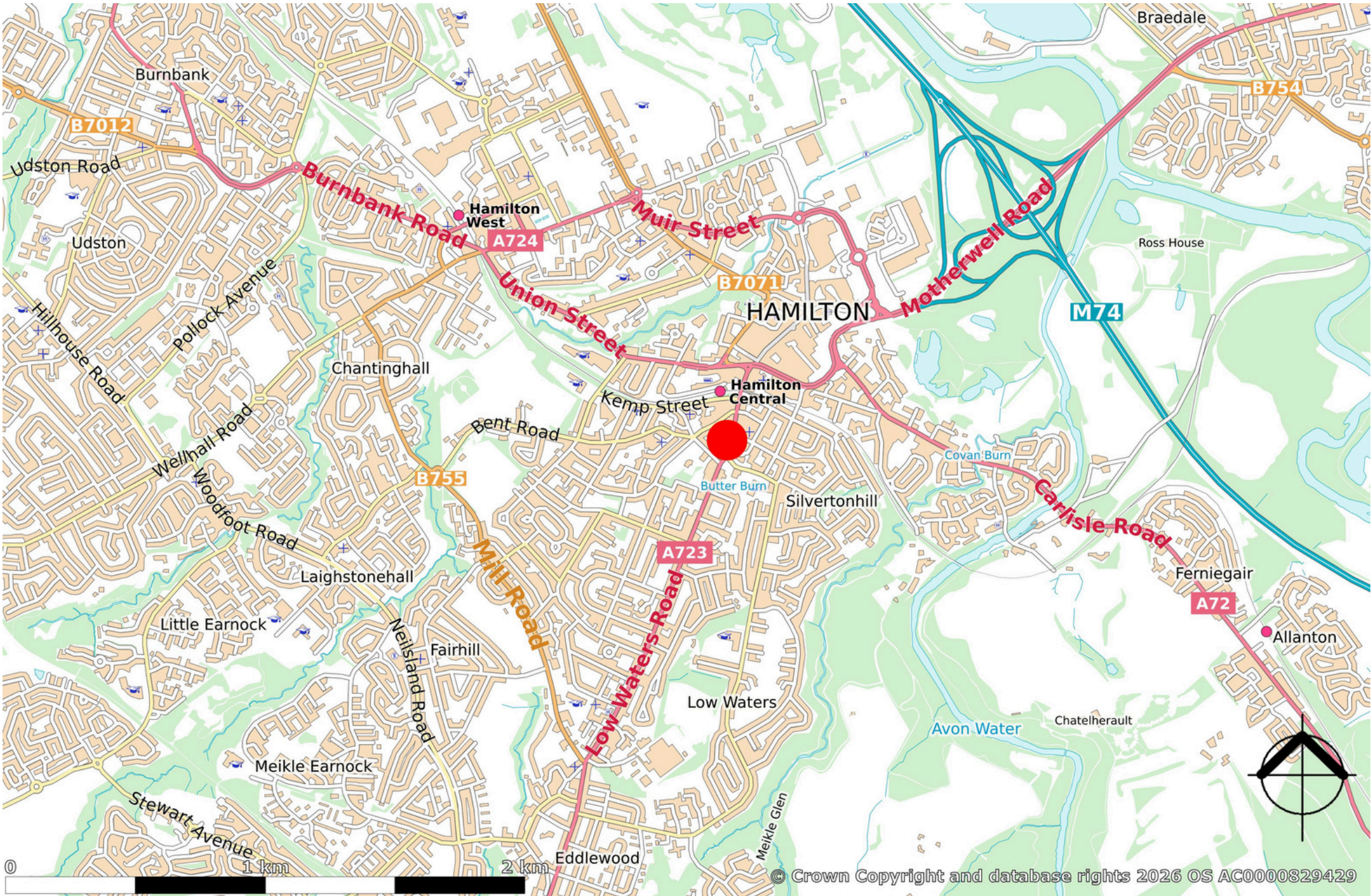


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E	PROPOSED WORK AND QUOTATION REVISED, LADIES TOILET STILL TO BE REVISED.	EX 11-20-24
D	STAFF WASH BASIN, BOILER AND WATER TANK REMOVED, NEW STAFF EX TOILET LOCATED.	EX 17-10-23
C	BOOTH AND BAR SHELF REVISED, MALE BATHROOM ENLARGED.	EX 17-10-23
B	TRIGGER AND CATCHES ADDED.	EX 19-10-23
A	GARDEN CANOPY DESIGN REVISED.	EX 15-08-23

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CLIENT	DRKJ HOSPITALITY	STATUS	ISSUED
PROJECT	43 EASTSIDE STREET, HASTON		
	GROUND FLOOR PLAN		
TITLE	AS PROPOSED		
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			AL(0)4001 E



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SERVICES

Mains electricity, water and drainage. Lighting and cellar cooling installed.

ENERGY PERFORMANCE CERTIFICATE

42 Gateside Street - EPC Rating - G, the EPC is available upon request.

RATEABLE VALUE

42 Gateside Street - Rateable Value £21,500 (1st April 2026)

TENURE

Heritable (Freehold) / Outright Ownership)

PRICE

Offers in the region of £450,000 are invited for the heritable (freehold) interest in the property, the trade fixtures, fittings and equipment.

VIEWING ARRANGEMENTS

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

To arrange a viewing please contact:



Martin Sutherland
Licensed Trade and Business Agent

martin.sutherland@g-s.co.uk
07768 704 203



Ryan Farrelly
Associate - Commercial Agency

ryan.farrelly@g-s.co.uk
07900 390 078

FINANCE/BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

ANTI-MONEY LAUNDERING (AML)

Under HMRC and RICS regulations and the Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald
40 Torphichen Street
Edinburgh
EH3 8JB



1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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Date published: **March 2026**

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