

## FOR SALE - DEVELOPMENT

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THE SAFFRON HALL

8B WINDMILL ROAD, HAMILTON, ML3 6LX



### KEY HIGHLIGHTS

- 4,553 sq ft
- May be suitable for alternative uses (subject to planning) including residential, gym, dance school or residential
- Nearby occupiers include South Lanarkshire Council HQ, Hamilton Water Palace, Eataliano, CoVault, Leonardo's Italian and Lidl
- Prominent Category C Listed Church
- On-street parking is provided on Saffronhall Lane and surrounding streets
- Offers over £90,000 invited

## SUMMARY

Available Size	4,553 sq ft
Price	Offers in excess of £90,000
Business Rates	The property has been reassessed and some occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## DESCRIPTION

Grade C listed traditional church building of red sandstone construction with pitched slate roof.

Ground floor provides main hall complete with WC's, kitchen.

A single staircase provides access to the first floor with large assembly space, and viewing gallery.

Mains supplies to gas, water and electricity provided.

## LOCATION

Hamilton lies approximately 12 miles south-east of Glasgow City Centre within the South Lanarkshire Local Authority Region.

More specifically the subjects are situated on the west side of Saffronhall Lane at its junction with Windmill Road within Hamilton town centre. The A72 is just around the corner that connects with Junction 6 of the M74 just 1.5 miles east.

On-street parking is provided on Saffronhall Lane as well as the surrounding streets. Hamilton West Railway Station is a 10-minute walk west whilst regular bus services operate on the A72 around the corner.

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## ACCOMMODATION

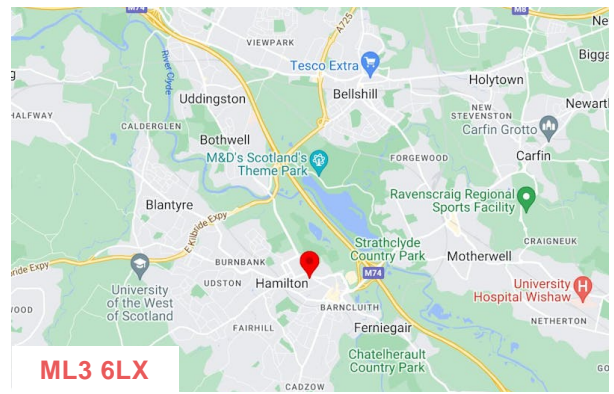
The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor	2,680	248.98	Available
1st - Floor	1,873	174.01	Available
<b>Total</b>	<b>4,553</b>	<b>422.99</b>	

## PLANNING

The subject benefits from class 10 consent. The property may be suitable for a variety of alternative uses, subject to planning, including residential, gym, dance school, venue as well as residential.

All planning queries should be made directly to South Lanarkshire Council Planning Department on 0303 123 1015.



## VIEWING & FURTHER INFORMATION

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