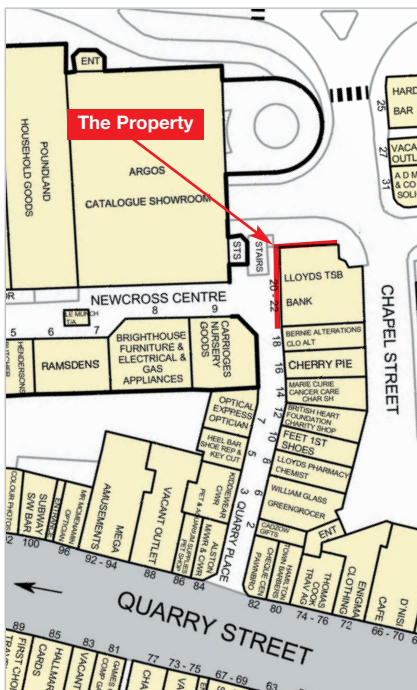


Hamilton **20-22 Quarry Place** **Lanarkshire** **ML3 7BB**

- **Heritable Bank Investment**
- Let to Lloyds TSB Scotland plc on a new 15 year lease (1)
- Prominent position adjacent to the New Cross Shopping Centre
- Rent Review 2015
- Current Rent Reserved

£50,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Heritable.

Location
Hamilton has a population of approximately 50,000 and is located some 11 miles south-east of Central Glasgow. The town benefits from good road access, being situated on the A724 and adjacent to Junction 6 of the M74. The property is situated in the heart of the town centre on the pedestrianised Quarry Place and immediately opposite the entrance to the New Cross Shopping Centre. Occupiers close by include Argos, Poundland, Bon Marché, Peacocks, Savers, Optical Express, Lloyds Pharmacy and British Heart.

Description
The property is arranged on lower ground and ground floors to provide a banking hall with ancillary offices and storage on the lower ground floor.

The property provides the following accommodation and dimensions:			
Gross Frontage	14.60 m	(47' 10")	
Net Frontage	9.50 m	(31' 2")	
Built Depth	15.15 m	(49' 8")	
Lower Ground Floor	127.3 sq m	(1,370 sq ft)	
Ground Floor	175.2 sq m	(1,880 sq ft)	
Total	302.5 sq m	(3,250 sq ft)	

Tenancy
The entire property is at present let to LLOYDS TSB SCOTLAND PLC for a term of 15 years from 6th September 2010 at a current rent of £50,000 per annum, exclusive of rates.

The lease provides for a rent review on the sixth anniversary of the term and contains full repairing and insuring covenants. The lease contains a tenant's option to break at the end of the twelfth year (1). The tenant has the benefit of a two year rent free period commencing on 6th September 2010. The vendors, by way of a reduction in the purchase price, will make an allowance to the purchaser of the sum equal to the rent which would have been due in the absence of the rent free period.

Tenant Information

Website Address: www.lloydstsb.com
For the year ended 31st December 2008, Lloyds TSB Scotland plc reported a turnover of £742.7m, a pre-tax profit of £89.8m and a net worth of £623.3m. (Source: riskdisk.com 10.01.2011.)

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Viewings

To be held on Thursday 3rd February by appointment only, on at least 72 hours' prior notice. Photo identification will be required on the day. Please e-mail your viewing request with full contact details including your name, address, company name and telephone number to viewings@allsop.co.uk In the subject box of your e-mail, please ensure that you enter **Lot 54 Hamilton**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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