



63 Almada Street | Hamilton | South Lanarkshire | ML3 0HH

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## £725,000 Freehold

A wonderful opportunity has arisen to purchase a newly refurbished and tastefully fitted restaurant on a main thoroughfare in the popular town of Hamilton, South Lanarkshire.

The restaurant extends over two levels with a roof terrace and on-street patio currently facilitating around 165 covers. Previously operating as a popular restaurant and offering a turnkey opportunity to own and run a restaurant/bar in one of the highest populated towns in central Scotland. Early viewing is highly recommended.

### Situation

Hamilton is home to excellent shopping facilities, sports amenities including golf courses, swimming pool, gyms, and parks. Hamilton racecourse is within walking distance of the hotel. There are several highly regarded schools as well as the nearby Hamilton College. The town of Hamilton has a wide variety of restaurants, bistros and pubs and is home to South Lanarkshire Council's headquarters which is located directly opposite the property. For those commuting by public transport there are regular bus and train links to the surrounding towns including East Kilbride, Motherwell, Glasgow, and Edinburgh. Hamilton. The nearby M74 motorway provides excellent road links throughout the west of Scotland.

### Property

The property has been recently fitted out to the highest standard and offers a modern environment to enjoy family meals and cocktails in the sun. Entrance to the property is through the on-street patio area and into a traditional vestibule which gives access to a modern, recently fitted restaurant/bar area with room for 90 covers, well-equipped commercial kitchen and ladies, gents, and accessible WC. Access to the first floor is from an exquisite spiral staircase, through a modern glazed door into the upstairs restaurant/bar area which leads to the roof terrace. The property has a modern yet traditional feel throughout with the exposed stone walls, candle lit fireplaces and modern furniture its easy to see why it was such a popular place to socialise.

### External

Externally the Property offers additional seating areas externally. On the first floor you will find a part covered roof terrace with patio heaters, parasols, tables, and chairs facilitating 26 covers. On the ground floor there is an 'on street' fenced patio area giving the opportunity to offer an additional 20 covers. To the rear of the property there is a convenient storage area.

### Inventory

An inventory will be compiled to detail all items of a personal nature excluded from the same. This will be available to all parties wishing to offer.

### Tenure

The property is held on a Scottish equivalent of Freehold

### Services

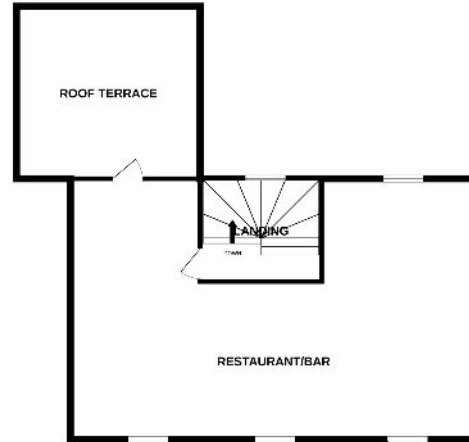
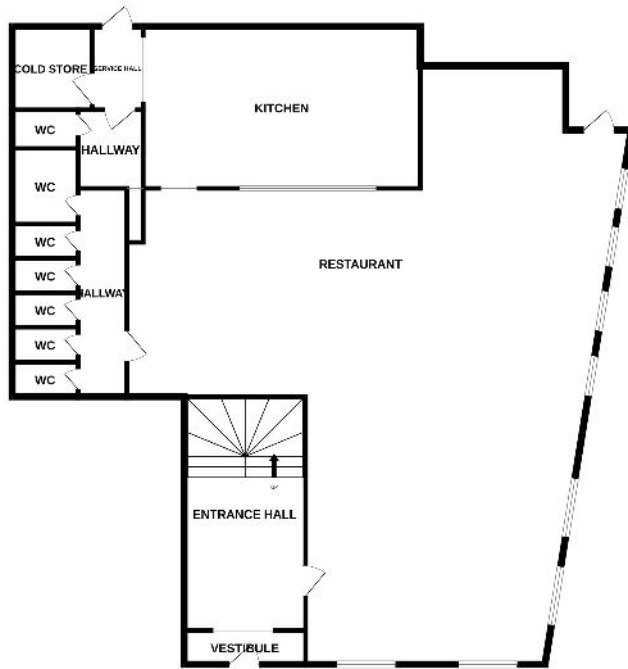
The property has mains gas, water, drainage, and electricity.





GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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