



LIMELIGHT CAFÉ & DANCE STUDIOS

8/10 CASTLE STREET • HAMILTON • ML3 6BU

Smith &
Cough
BUSINESS ASSOCIATES

LIMELIGHT CAFÉ & DANCE STUDIOS

- Well established & well performing café with dance studio above
- Substantial freehold premises in heart of town centre (approx. 3,605 SqFt)
- Prominent trading position within the main retail/commercial/leisure area
- Café premises designed and fitted to high standard. Circa 65 covers
- Well fitted dance studio with changing/toilet/shower facilities. Rented hourly to instructors
- Nearby amenities include cinema, racecourse, shopping centre, retail park & hotels
- Also offers potential to convert to restaurant and/or office/event space above (STPP)
- EPC ratings B & D

Freehold

Offers over £395,000



LOCATION

The subjects benefit from a prominent trading position on the east side of Castle Street, just off the Old Cross where it intersects with Cadzow Street, Keith Street, Quarry Street and Townhead Street, in the very heart of Hamilton town centre in South Lanarkshire, Scotland.

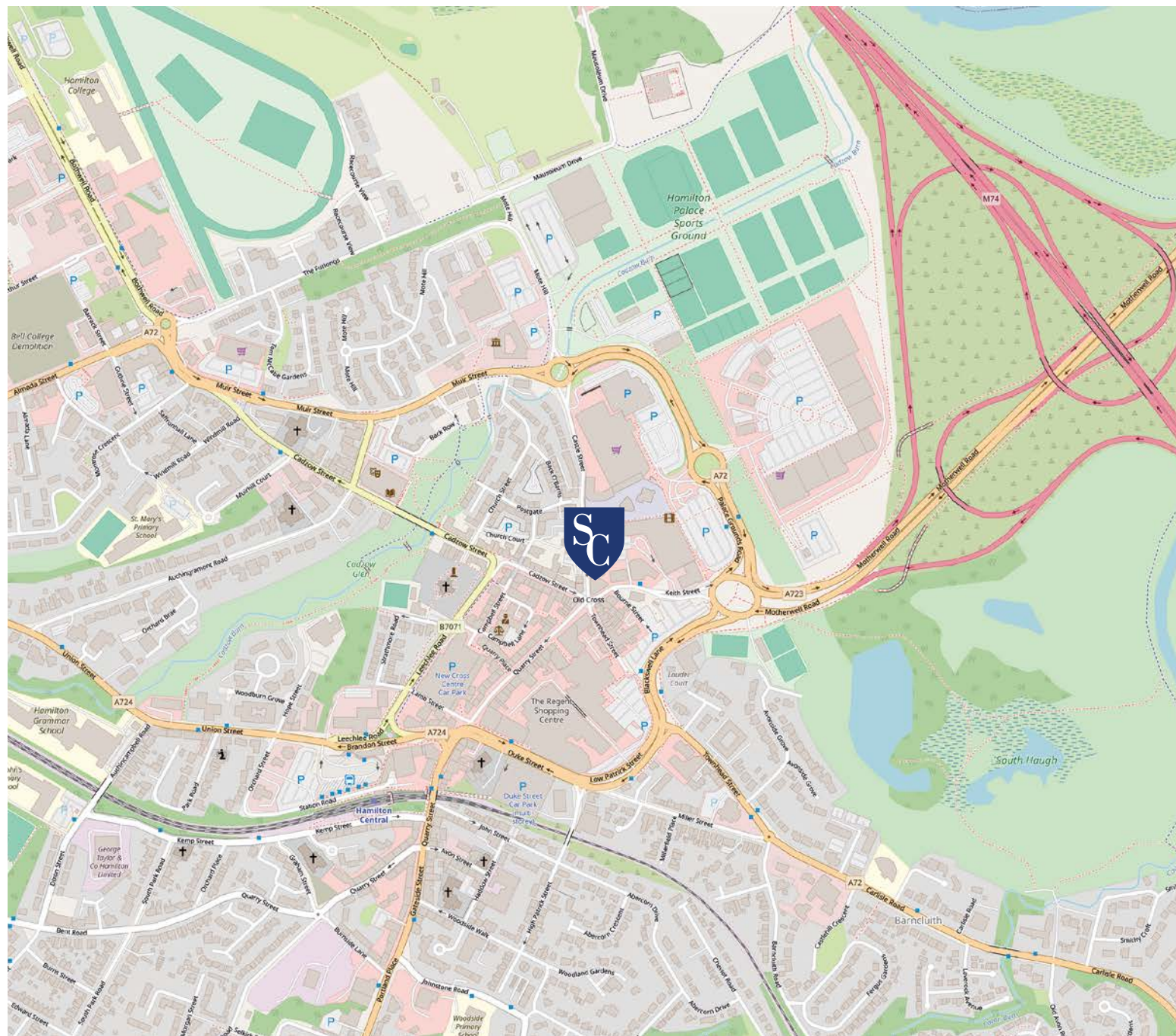
The subjects are positioned within a thriving commercial area, with a good surrounding mix of local and national retailers, as well as many offices and businesses, with many banks, estate agents and professional firms etc in close proximity. The area is also a busy eating and drinking circuit with a number of cafes, bars and restaurants, ensuring that the area is a hive of activity both day and night. Other nearby offices and businesses include South Lanarkshire Council's HQ and Douglas Park BMW, Bentley and McLaren dealerships.

The subjects benefit from their close proximity to the Regent Shopping Centre, The Hamilton Palace Retail Park and Sports Ground, The Vue Cinema, as well as a number of hotels including The Holiday Inn Express and the Premier Inn. Other nearby amenities include Hamilton Racecourse, Hamilton Water Palace and the Hamilton Campus of the University of the West of Scotland.

Hamilton is a thriving town with a population of approximately 55,000 making it the 8th largest settlement in Scotland, and forms a larger urban area with the nearby towns of Blantyre, Motherwell, Larkhall and Wishaw. It is a popular commuter town with strong transport links enhanced by the recently upgraded Raith Interchange, providing easy access to Glasgow (12 miles) and Edinburgh (35 miles). The town is also served by 3 railway stations.

THE PROPERTY

The subjects comprise this entire 2-storey, semi detached property under a pitched slate and tiled roof which has been extended to the rear.



DESCRIPTION

LIMELIGHT CAFÉ & ZEST COFFEE BAR

The ground floor café premises are split into two separate areas but are both accessed via a door positioned to the right-hand side of the premises, with large display frontage at each side of the premises.

The Zest Coffee Bar is positioned at the right-hand side and provides a stylish seating area for approximately 20/25 customers by way of trendy banquet seating, loose tables and chairs and high stools in the window. A counter/servery is positioned to the rear of this area incorporating a display chill counter and ice cream freezer. To the rear of the counter there is a range of equipment including till system, coffee machine, smoothie maker, oven, microwave, dishwasher, fridges & freezers etc

The Limelight Café area is positioned to the left-hand side and has more of a traditional, homely feel to it, and provides seating for 42 customers by way of loose tables and chairs. This area benefits from a separate counter/servery incorporating chilled salad topping counter, cake display & additional coffee machine, and benefits from a kitchen area to the rear with a range of equipment including griddle, double fryer, 4 ring hob & oven, commercial microwaves, toasters, panini grill, fridges etc.

Ancillary areas include male & female toilets, disabled toilet/baby change, as well as various ancillary storage areas.



LIMELIGHT DANCE STUDIOS

The 1st floor dance studio benefits from its own private separate entrance to the right-hand side of the property, although can also be accessed via an attractive staircase from the café, although this can be locked off when required.

This area is home to a large open plan studio space which benefits from soundproofed flooring throughout, two large mirrored walls, comfy bay-window seating areas, fixed and moveable ballet bars, as well as a range of other equipment including aerobic and gymnastic mats.

The studio benefits from a separate changing room with toilet and shower facilities.



SIZE

We understand that the subjects have the following approximate areas:

Ground Floor: 190 SqM (2,046 SqFt)

First Floor: 145 SqM (1,559 SqFt)

Total: 335 SqM (3,605 SqFt)

THE BUSINESS

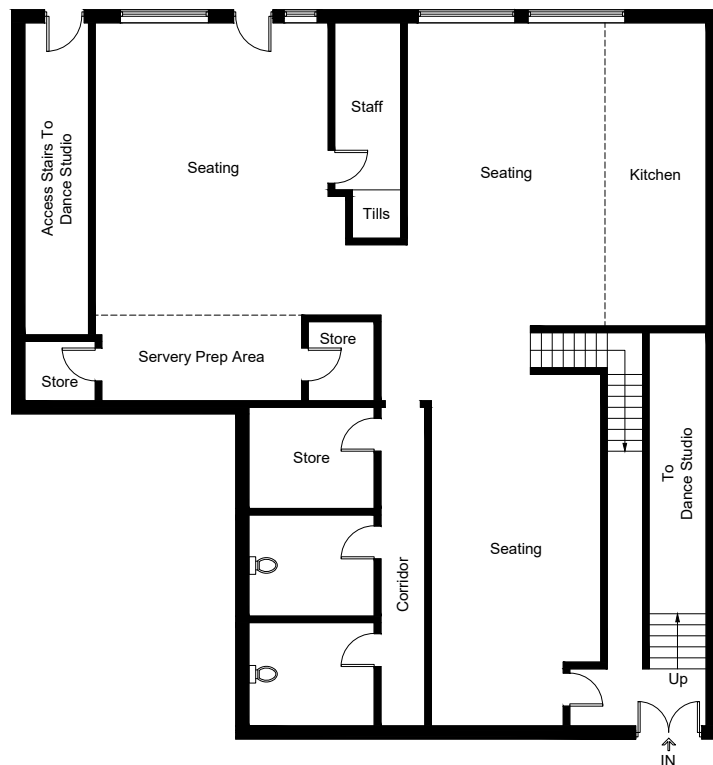
Our client established Limelight Café & Studios approximately 10 years ago and the subjects are therefore well established within Hamilton.

The Limelight Café enjoys a strong reputation within the town and benefits from a loyal and regular clientele derived from local residents, shoppers, surrounding office and business workers, as well as benefitting from the nearby amenities and attractions including nearby hotels etc.

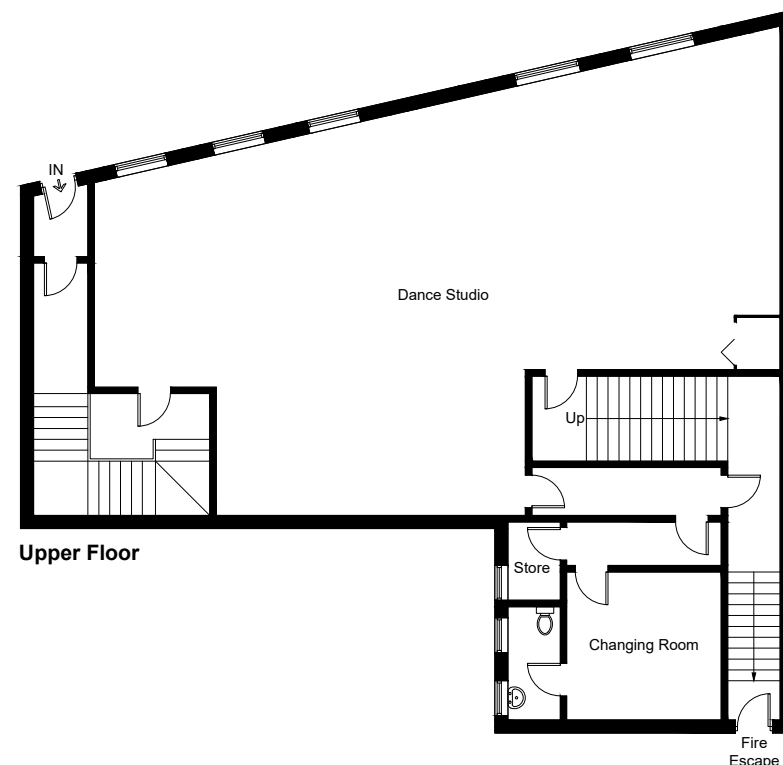
The business serves an extensive menu with an excellent selection of meals and snacks including cooked breakfasts, breakfast rolls, filled rolls, homemade soups, baked potatoes, sandwiches, paninis, burgers and a number of main meals, as well as also being popular with people just popping in for coffee and cake or a soft drink.

The Café trades 6 days a week, 9am-5pm, closing on a Sunday so there is potential to extend the opening hours/days should a new owner wish. It is also felt there is huge potential to implement a delivery service as well as also providing outside catering to local businesses, events etc. It is also felt that there is possible potential to get a premises licence and change the premises to a restaurant.

The Limelight Dance Studios are easily operated by our client and are rented out on an hourly rate to local instructors who run a number of classes including Zumba, Ballet, Yoga and Burlesque.



GROUND FLOOR - LIMELIGHT CAFE



FIRST FLOOR - LIMELIGHT DANCE STUDIO



TRADING INFORMATION

Full accounting information can be made available to interested parties only after formally viewing the business.

FIXTURES AND FITTINGS

We have been advised that all trade fixtures and fittings are owned outright and are free from any hire purchase or lease agreements with the exception of one of the coffee machines which is leased.

BUSINESS RATES

The subjects are entered in the current valuation roll as having the following rateable values:

Café: £15,700

Studio: £14,500

TENURE

Heritable/Freehold

EPC

A copy of the energy performance certificates are available on request. The rating are B (studio) and D (café).





AML

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26 June 2017. This now requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence.

VIEWING & FURTHER INFORMATION

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Smith & Clough
BUSINESS ASSOCIATES

PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.

DATE OF PUBLICATION: DECEMBER 2025

All plans are indicative only - not to scale

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