



LAND REGISTER
OF SCOTLAND

Officer's ID / Date

4233
28/3/2013

TITLE NUMBER

LAN213435



ORDNANCE SURVEY
NATIONAL GRID REFERENCE

70m

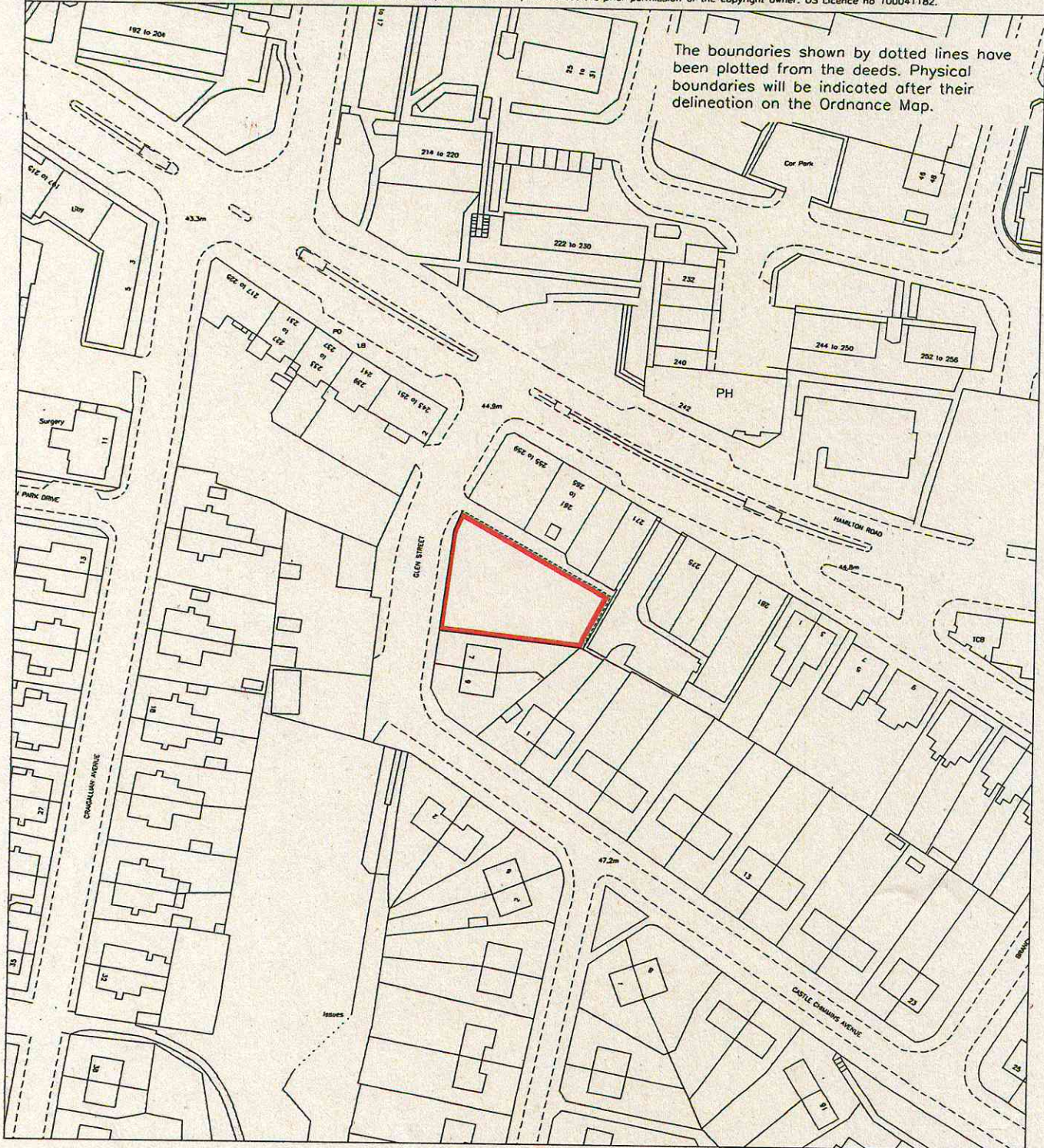
NS6559NE

Survey Scale

1/1250

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The boundaries shown by dotted lines have been plotted from the deeds. Physical boundaries will be indicated after their delineation on the Ordnance Map.





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A 1

A. PROPERTY SECTION

DATE OF FIRST REGISTRATION

13 JUN 1990

DATE TITLE SHEET UPDATED TO

27 MAY 2021

REAL RIGHT

OWNERSHIP

DESCRIPTION

Subjects being area of ground at GLEN STREET, CAMBUSLANG, GLASGOW G72 8PW edged red on the Title Plan.

Note

The minerals are excepted. The conditions under which the minerals are held are set out in the Feu Contracts in Entries 1, 2 and 3 of the Burdens Section.



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B 1

B. PROPRIETORSHIP SECTION

ENTRY PROPRIETOR

NO

1 GLEN STREET PROPERTIES
LIMITED incorporated
under the Companies
Acts, (Registered Number
SC676466), Registered Office
at 18a, Fairfield Place,
Bothwell, Glasgow, G71 8RP.

DATE OF
REGISTRATION
27 MAY 2021

CONSIDERATION
£50,000

DATE OF ENTRY
21 MAY 2021



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C 1

C. SECURITIES SECTION

**ENTRY
NO**

SPECIFICATION

**DATE OF
REGISTRATION**

No Entry



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D 1

D. BURDENS SECTION

ENTRY
NO

SPECIFICATION

- 1 Feu Contract containing Feu Disposition by Allan Graham Barns Graham (the First Party) to Gilbertfield Co-operative Society (Limited) (the Second Party) and their assignees and disponees, recorded G.R.S. (Lanark) 17 Apr. 1894, of 1 Rood 20 poles 8 1/3 square yards of ground of which the subjects in this Title form part, contains the following burdens:

Reserving always to the first party and his heirs and successors and others deriving right from him the whole coal and limestone and ironstone and all other metals and minerals in the ground hereby feued with full power and liberty to him or them by themselves their Tacksmen and Servants to work win and carry away the same but so as not to sink pits nor in any way enter upon the surface of the ground hereby disposed and it is hereby expressly provided and declared that notwithstanding the minerals in the ground hereby feued or in the adjacent lands are at present let and are being worked the second party in consideration of the terms of the grant takes all risk of damage that may be occasioned by the working of minerals in all time coming and hereby renounces and for ever discharges for themselves and their successors all claims for compensation or for support of the surface or buildings thereon that might be competent to them in respect of damage done or impending by reason of the working of the minerals And it is hereby declared that the second party has undertaken this risk advisedly and in the full knowledge that the working of the minerals may sooner or later cause damage to the property to a greater or less extent and the same shall afford no ground or pretext for withholding payment of the feuduties and other sums payable to the first party and his foresaids as after mentioned and the said Gilbertfield Co-operative Society Limited bind and oblige themselves and their successors whomsoever in the said subjects (First) The second party bind and oblige themselves and their foresaids in the meantime to enclose and fence off the ground hereby feued in a sufficient manner before any building operations are commenced



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D. BURDENS SECTION

ENTRY
NO

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and to maintain the enclosing fence in good repair thereafter until it shall be replaced by buildings or boundary wall as after provided and further they shall be bound not later than two years from the said term of entry at the sight and to the satisfaction of an Architect to be appointed by the first party to erect a boundary wall of stone or brick and lime six feet in height at their own expense immediately within the building line of the subjects hereby disposed excepting where the buildings themselves come up to the building line And the second party and their foresaids shall be bound to maintain the said wall in good repair in all time coming but in the event of the adjoining ground being afterwards feued then such part of said wall as shall march with an adjoining feu shall be held to be mutual and the second party shall be entitled to be reimbursed by the feuar of the adjoining ground of one half of the cost thereof and all questions that shall arise as to the measurement and value of such wall are hereby referred to the decision of an Architect or other qualified person to be appointed by the first party and in no case shall the second party or their foresaids have any claim against the first party for any part of the expense of such wall whether it march an adjoining feu or not (Second) The second party bind and oblige themselves and their foresaids to bear the whole expense payable in respect of the subjects hereby disposed in so far as not incumbent on any public body so to do of maintaining the Roads opposite thereto and they shall also be bound to form along and upon the subjects hereby disposed in so far as the same adjoin the said proposed new street and the said public road a good and substantial pavement and to maintain the same in all time coming (Third) the second party bind and oblige themselves and their foresaids when required to bear and pay a share proportionate to the extent of the subjects hereby conveyed of the total cost of the main drains and sewers formed or to be formed by the first party for the use of the feuars and to complete and thereafter to maintain in good order the drains in connection therewith from



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D. BURDENS SECTION

ENTRY
NO

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the buildings to be erected on the piece of ground hereby disposed keeping the same thoroughly flushed and free from being offensive or hurtful in any way (Fourth) The second party bind and oblige themselves and their foresaids within two years from the said term of entry to erect buildings on the said piece of ground and no such buildings shall exceed three storeys in height above the ground and the front walls shall be entirely of stone and of polished or dabbled ashlar for at least the first storey and the back walls shall be of good rubble or brick and the roofs shall be slated and the buildings finished wholly with good foreign timber and no back buildings of any kind shall be erected on the said ground other than coal cellars washing houses and other office houses necessary for the use of the tenants of the said buildings and which back cellars and others shall in no case be built higher than twenty five feet from the level of the ground to the ridge of the roof and all plans and elevations shall be submitted to the first party and approved of by him or his Agents before building operations are commenced (Fifth) the second party and their foresaids shall keep the whole of the buildings erected on the said piece of ground insured against loss by fire in a responsible Insurance Office to the full extent of the value thereof and regularly to exhibit to the first party or his agents the receipts for the premiums within one month after they fall due (Sixth) the second party or their foresaids shall not be entitled without the written consent of the first party to carry on upon the said subjects any work trade or manufacture which may be considered a nuisance or hurtful to the first party or the neighbouring proprietors or feuars or tenants (Seventh) the second party bind and oblige themselves and their foresaids to implement and perform the whole other prestations conditions and provisions incumbent on them and their foresaids.

Note:



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NO

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The said proposed new street is now known as Glen Street.

- 2 Feu Contract (on the narrative that in the year Eighteen hundred and ninety four the second party aftermentioned feued from the first party aftermentioned a plot of ground on which buildings fronting Glen Street have since been erected, that in erecting the said buildings the second party encroached to the extent of two feet six inches or thereby beyond the building line as laid down on the plan annexed to the Feu Contract of the said piece of ground; And that the first party has agreed that on the second party taking in feu from him the additional plot of ground hereinafter described the line of the buildings as now erected should be deemed to be in all time coming the building line instead of the building line as laid down on the said plan) containing Feu Disposition by Allan Graham Barns Graham (the First Party) to Gilbertfield Co-operative Society Limited (the Second Party) and their assignees, recorded G.R.S. (Lanark) 9 Nov. 1905, of Plot of ground forming part of Glen Street, Cambuslang, contains the following burdens:

Reserving always to the said Allan Graham Barns Graham and his heirs and successors the whole coal and limestone and ironstone and all other metals and minerals in the ground hereby disponed with full power and liberty to him or them or those having his or their authority to work win and carry away the same provided always that he and they shall not be entitled to sink pits through or upon the surface of the ground hereby disponed or to enter over or upon the said surface; Declaring as it is hereby expressly agreed and declared that the first party and his foresaids shall not be liable to the second party and their foresaids and that the latter shall have no claim of any kind against the former for any damage that may be occasioned or may happen to the said ground by or through the working winning and carrying away of the whole coal and other metals and minerals hereby reserved or any part



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thereof or of the coal and other metals and minerals in the adjoining lands or by or through the setting or crushing of any coal wastes or other excavations at present existing or that may hereafter exist within or adjacent to the ground hereby disposed and In respect that the said plot or area of ground forms part of the solum of the street called Glen Street no buildings whatever shall at any time be erected on the said plot or area of ground but the same shall be and remain part of the said street in all time coming;

- 3 Feu Contract containing Feu Disposition by Trustees of Allan Graham Barns Graham (who and whose successors are referred to as "the Superiors") (First Party) to Gilbertfield Co-operative Society Limited and their assignees (referred to as "the Feuars") (Second Party) recorded G.R.S. (Lanark) 3 Jul. 1914, of 535 4/9 square yards of ground of which the subjects in this Title form part, contains the following burdens:

Reserving always to the Superiors the whole coal limestone ironstone fireclay marl shale and all other mines metals minerals and stone (all hereinafter referred to as the reserved minerals) in or under the ground hereby disposed with full power to the Superiors or those having their authority to work win and carry away the said reserved minerals and to do everything necessary for the working winning and carrying away of the same provided always that the Superiors and their foresaids shall not be entitled to sink pits through or upon the surface of the ground hereby disposed or to enter over or upon the said surface Declaring that the feuars shall have no claim against the Superiors for any loss or damage that may arise or be occasioned to the ground hereby disposed or to the buildings to be erected thereon from any mineral workings under or adjacent to the ground hereby disposed or from the withdrawal of water from or any movements in such workings or from the setting or crushing of any coal wastes or other excavations at present existing or that may hereafter exist



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within or adjacent to the ground hereby disposed And (First) The feuars shall be bound within one year from the term of Martinmas 1913 being the date of entry to enclose the ground hereby disposed excepting the portion thereof included in the street known as Glen Street by erecting boundary walls of stone or brick and lime six feet in height immediately within the building line of the subjects hereby disposed excepting where the buildings themselves come up to the building line Declaring notwithstanding what is before written that where the adjoining ground is designed for feuing the feuars shall erect such boundary walls to the extent of one half of their breadth on the adjoining ground and the feuars shall be entitled to recover one half of the expense of such wall from the person or persons who may hereafter feu such adjoining ground within three months after they respectively acquire right thereto and such boundary walls shall thereafter be kept up in good repair at the mutual expense of the owners thereof But the feuars shall have no claim against the Superiors in respect of the expense of such walls unless in the event of their using same for or in connection with buildings belonging to or erected by them And until the ground hereby disposed is permanently enclosed as above provided the feuars shall be bound and obliged forthwith and in any case before any building materials are laid down on the ground hereby disposed to enclose and keep enclosed the same with a temporary fence of such height and design as may be approved by or on behalf of the Superiors (Second) The feuars shall be bound within one year from the said date of entry to erect and have ready for occupation and in all time thereafter to uphold and maintain and when necessary renew or rebuild on the ground hereby disposed buildings consisting of Hall and Offices connected therewith not exceeding three storeys in height above the ground which buildings shall be erected and maintained to front the said Street known as Glen Street on a building line twenty five feet distant from the new centre line of the said street known as Glen street and shall be erected of materials and in a position and according



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to plans elevations and specifications to be approved by or on behalf of the Superiors before building or rebuilding operations are commenced and in all time coming no deviation from the description of buildings originally sanctioned by the Superiors or from the plans approved by or on their behalf as aforesaid shall be made nor shall any additional buildings be erected on the ground hereby disposed without the consent in writing of the Superiors (Third) The feuars shall be bound to keep the buildings erected on the ground hereby disposed always insured against loss by fire with some well established Insurance Office and they shall be bound and obliged to employ the monies which may be received from such Insurance Office in case of loss in restoring repairing or rebuilding the subjects injured or destroyed and to exhibit to the Superiors or to their factor for the time when required so to do the Policy of Insurance and the receipts instructing payment of the annual renewal premiums thereon (Fourth) The feuars shall be bound within one year from the said date of entry to form along the North West West and North West boundaries in so far as the ground hereby disposed extends along the said street known as Glen Street a footpath with whinstone kerb in all ten feet in width or such other width as will comply with the requirements of the Local Authority properly and sufficiently bottomed and paved with flagstones or granolithic concrete in so far as this work may not be executed by the Road Authority declaring that the feuars shall not be entitled to object or oppose in the event of the Road Authority undertaking the paving of said footpath Declaring that in the event of any proposal being made at any time to place the roads or streets adjacent to the ground hereby disposed or any of them under the Road Authority and of there being any difference of opinion regarding such proposal among the feuars whose properties front or abut on such roads or streets or who may be affected thereby the decision of a majority in number of the whole of such feuars on any such proposal shall prevail and shall be binding on the minority of such feuars who shall be bound to acquiesce in



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such proposal and to concur with the majority of such feuars in all steps which may be necessary to carry the same into effect And further the feuars shall be bound and obliged to maintain and keep in repair the roadway of the said street known as Glen Street opposite to the ground hereby disposed in so far as such maintenance or repair is not undertaken by the Road Authority (Fifth) The feuars shall be at the sole expense of constructing all drains and outlets for drains or other works for the disposal of the sewerage from the buildings on the ground hereby disposed and they shall provide that proper drains shall be laid from the said buildings and connected with the main drains and that proper water pipes shall be laid from the said buildings and connected with the water mains and the feuars shall uphold the said drains and water pipes in proper repair in all time coming and shall implement all orders regulations or byelaws made by the public or local authority thereanent (Sixth) The feuars shall not be entitled without the written consent of the Superiors to carry on upon the said plot or area of ground hereby disposed any work trade or manufacture which may be considered a nuisance or hurtful to the Superiors or the neighbouring proprietors or feuars or tenants.

- 4 Deed of Conditions recorded G.R.S. (Lanark) 21 Jul. 1966, by Cambuslang and District Co-operative Society Limited, Proprietors of Tenement subjects 255 to 271 Hamilton Road, Cambuslang, with ground pertaining thereto &c. of which the subjects in this Title form part narrates burdens &c. in the following terms:

CONSIDERING that the said tenement consists of shops and dwellinghouses, and that we are about to sell or otherwise deal with the said shops and dwellinghouses separately and that under the conditions hereinafter set forth, under which conditions any premises so sold by us, together with those of which we continue to be proprietors, are in future to be



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held, ~~WE~~ THEREFORE WE, do hereby set forth that the following rights and conditions shall apply to the various premises in the said tenement inter se videlicet:- FIRST: The proprietor of any shop or house or other subjects in the said tenement (hereinafter referred to as "the premises") shall have the following rights, which shall be conveyed to him namely:- (a) To the premises purchased by him, subject to the common right of the other proprietors in the tenement, of which the premises form part, in the outer walls thereof. (b) A right of common property in the roof and solum of the tenement, of which the premises form part, and the pavement in front thereof and a corresponding right, jointly with all the other proprietors in the said tenement, and their tenants, in the back court of the said tenement, and the washhouse and ashbins therein, subject to the regulations for the use thereof, made in terms hereof, as hereinafter mentioned. (c) A right in common with the other proprietors in the tenement, of which the premises form part, to the foundations, main walls, drains, roof, chimneyheads, common close, passages, stairs and walls and ceilings enclosing them, rain, soil and main water supply pipes, rhones, conductors, gas and electric mains cables and pipes and all other conductors and transmitters in the said tenement, and whole other parts common and mutual to the said proprietors. (d) Right of access to the premises conveyed and to the said back court of the said tenement of which the premises form part, and to the roof thereof, for the purpose of cleaning vents and all other necessary purposes, and (e) All other rights usual and necessary to the use and enjoyment of the premises conveyed, as these are occupied at the time of conveyance. SECOND: That the following obligations, conditions, restrictions and provisions shall apply to any premises sold and conveyed as aforesaid, namely:- A. OBLIGATIONS: (a) The shops and houses in the said tenement shall be conveyed under burden of the proportions of the existing ground burdens amounting to Nine Pounds Twelve shillings and eightpence as detailed in the Schedule hereto



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annexed and we shall not be under any obligation to have the said apportionments allocated. (b) The proprietor of each individual premises shall carry out punctually and from time to time all repairs required to keep the premises owned by him wind and water tight and in good sanitary condition. (c) The proprietor of each individual premises shall be responsible for payment of a proportion of all common charges, including the cost of common repairs, renewals, insurance and management of the tenement, of which the premises form part, and which shall be allocated on the respective premises in the tenement on the basis detailed in the said Schedule hereto annexed. The insurance shall cover not only fire and third party risks for the tenement but also such other risks, and shall be for such amount or amounts, as may be decided upon under the aftermentioned provisions relating to administration. (d) In the event of any of the dwellinghouses in the said tenement being destroyed or damaged by fire or by any other cause whatsoever, to such an extent that it has become a total loss as certified by the Assessor for the Insurance Company with which the said insurance of the said tenement is effected, the proprietor of said dwellinghouse, on receiving his or their proportion of the sum assured under the Policies of Insurance, shall be bound, without further payment or consideration, to convey and dispone to us or our successors as proprietors of the shops on the ground floor of said tenement, the whole subjects and others comprising the said dwellinghouse and his or their whole right, title and interest therein. B. RESTRICTIONS: (a) The back court, drying green, washhouse, ashbins and shelter in the tenement shall be used exclusively by the proprietors of premises in the tenement and their tenants, in connection with washing and drying of clothes and according to regulations therefor made by the factors, appointed in terms of the administration clauses hereof, with power however, in terms of the said clauses hereof, to modify this restriction. (b) Premises in the tenement consisting of dwellinghouses shall be occupied only as such, and for the



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use and enjoyment of one family alone, and no business of any kind shall be carried on therein, unless with the consent of the factors, and without such consent of the factors, no apartment, behind or attached to a shop shall be used as a dwellinghouse. (c) None of the individual proprietors of premises in the tenement shall be entitled in any way to alter his premises or the outside appearance thereof, nor to paint, decorate or alter the appearance of the common passages or stairs, unless with the express consent in writing of the factors as aforesaid. All outside painting and decoration and improvements or repairs shall be under the control of the said factors, and (d) No proprietor or occupier shall keep birds, animals or livestock on his premises, without the consent in writing of the factors, which consent may be withdrawn at any time without a reason being stated. C. ADMINISTRATION: (a) The control of the tenement so far as relating to the common rights and interest therein, and to all rights and interests except those which are expressly or by implication of law conferred upon or reserved to individual proprietors, shall rest with the individual proprietors of the tenement as a whole, who shall have one vote for each complete Pound of gross annual value in the Valuation Roll, current at the time. The factors shall have power to call a meeting of the proprietors of the tenement on seven days notice in writing for any purpose in connection with the administration thereof. Proprietors owning premises, to the amount of not less in value than Twenty five per cent of the total Gross Annual Value of the tenement shall be entitled, on written intimation to the factors, to require the factors to call a General Meeting of the proprietors of the tenement for the purpose of considering and dealing with the matters stated in the requisition, and failing such a meeting being called within fourteen days of the requisition, any person nominated by such requisitioning proprietors, shall himself be entitled to call the meeting for such time and place as may be intimated by not less than seven days clear notice. (b) The factors shall half yearly and



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before the end of the months of June and December in each year exhibit in their office to each proprietor if requested, a statement of the accounts of the tenement of which his premises form part for the half year to the preceding Whitsunday or Martinmas, and forward a statement showing the proportion payable in terms of the said accounts by each proprietor in the tenement to the factors. (c) At any General Meeting the proprietors of the tenement may exercise by majority vote any administration powers relating to matters, of which seven days notice in writing shall have been given to the factors, and subject thereto may appoint factors for the year then current or to come, and upon such terms as may be agreed by the meeting, but the right of appointment of the factors for the tenement shall remain with us the said Cambuslang and District Co-operative Society Limited or our successors as such, so long as we or they remain owners of any premises in the tenement, Factors, so appointed, shall hold office for the year for which they are appointed and, subject to the provisions hereof, shall have the responsibility for the whole management of the tenement in ordinary form and in particular (One) for all renewals and repairs affecting the tenement and any common rights of property or common interest therein, and they shall have, as representing the proprietors, the right to enforce the carrying out of other and internal repairs, whether these are necessary for the protection of other interests and recover the cost thereof from the individual proprietor, whose premises are concerned; (Two) they shall attend to the insurance of the tenement against fire, for such an amount as may be decided by a majority of the proprietors in general meeting, voting as aforesaid, or failing that, for such a reasonable sum as may be decided by the factors themselves, with power, however, to individual proprietors to supplement such insurance by further insurance in their own names for any amount, which they may consider necessary to protect their individual interests. The factors shall also procure insurance against Third Party Risks and if approved by the majority of the



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proprietors, for cover on the ordinary comprehensive basis and that with any Insurance Company nominated by the majority of the proprietors, voting as aforesaid, or failing such, by any Insurance Company selected by the factors themselves; (Three) it shall be the duty of the factors to deal with and settle, if possible, all disputes between proprietors or tenants, which concern any part of or right in the tenement; And (Fourth) the factors are also empowered to collect and, if necessary, to take proceedings for recovery of all payments due by individual proprietors in the tenement in terms hereof, including their own charges (which shall be on the scale approved from time to time by the Glasgow Property Owners and Factors Association) and also to carry out and instruct the protection of rights, and enforcement of obligations and restrictions hereunder, subject to the right of any individual proprietor to bring the matter before a General Meeting of proprietors, and D. All matters of construction of the foregoing rights, obligations, restrictions and administrative clauses, and all questions of interpretation of these presents, arising between the individual proprietors in the tenement as a whole or between us the said Cambuslang and District Co-operative Society Limited and our successors and them, shall be referred to a single arbiter to be appointed by The Dean of The Royal Faculty of Procurators in Glasgow for the time being; AND FURTHER it is declared that so long as any of the premises in the tenement shall remain unsold and in our ownership, we shall be entitled to sell and convey the same subject to these presents, without requiring any consents from the proprietors already in right of individual premises in the tenement; ALL WHICH BURDENS, OBLIGATIONS, RESTRICTIONS and PROVISIONS shall be enforceable by any one of the respective proprietors in all time coming; And we bind ourselves and our successors to impose the said burdens and others by reference to these presents, in all and every Conveyance by us of any individual premises in the said tenement.



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SCHEDULE referred to in the foregoing DEED of CONDITIONS of TITLE being the apportionment of Ground Burdens, Common Repairs and Insurances

Address	Premises	Proportion of Ground Burdens, Common Charges and Insurance
261 Hamilton Road	House 1 up 1st right	22/1223
261 Hamilton Road	House 1 up centre	22/1223
261 Hamilton Road	House 1 up 1st left	27/1223
263 Hamilton Road	House 1 up 1st right	22/1223
263 Hamilton Road	House 1 up centre	14/1223
263 Hamilton Road	House 1 up 1st left	22/1223
265 Hamilton Road	House 1 up 1st right	22/1223
265 Hamilton Road	House 1 up centre	20/1223
265 Hamilton Road	House 1 up 1st left	27/1223
255 Hamilton Road	Shop	1025/1223
257 Hamilton Road	Shop	
259 Hamilton Road	Shop	
267 Hamilton Road	Shop	
269/271 Hamilton Road	Shop	
		1223 parts