

**ON BEHALF OF SLATER
MENSWEAR**

SHOP UNIT TO LET

181 HOWARD STREET

GLASGOW G1 4HF

Location

Howard Street is located within the heart of the city centre with the St Enoch Centre, Argyle Street and Buchanan Street all in close proximity. Neighbouring traders are a mix of national and local concerns, in particular the upper floors which are occupied by Slater Menswear.

Accommodation

The unit currently provides sales areas at ground floor, with basic storage/ancillary at basement level.

From our measured inspection the subjects extend to the following approximate areas and dimensions: -

Gross Frontage:	26' 2"	(7.67m)
Ground Floor:	966 ft ²	(89.74m ²)
Basement:	1,213 ft ²	(112.69m ²)
Total:	2,179 ft ²	(202.742m ²)

Proposal

The subjects are available on a new FRI lease of negotiable term, rental offers in the region of £17,500 per annum exclusive are invited.

Planning

The premises currently enjoy a Class 1A Retail Use. Alternative uses may be considered subject to the necessary planning consent.



Rating Assessment

The premises are currently entered into the Valuation Roll as follows:

Rateable Value (26/27): £12,700

Qualifying occupiers may benefit from discounted rates under the SBBS and more details are available at:

<https://www.mygov.scot/non-domestic-rates-relief/small-business>

VAT

All terms are quoted net of VAT, if applicable. For the avoidance of doubt VAT is payable on the rent.

Legal Costs

Each party will be responsible for their own legal costs.

Energy Performance Certificate

The property has an EPC rating of 'C'. A copy of the Certificate can be provided on request.

Money Laundering Regulations

To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

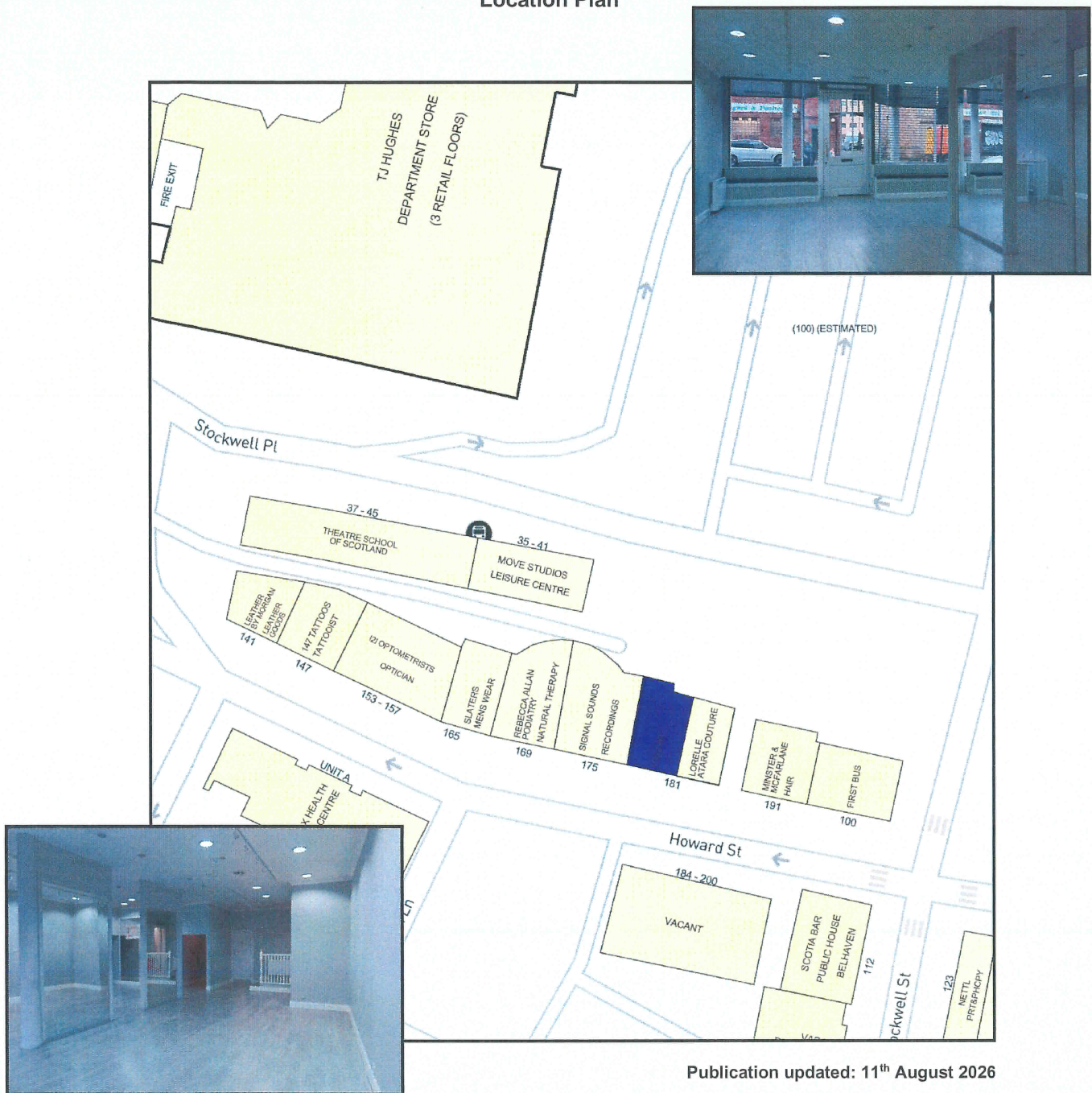
Viewing & Further Information

For further information or to arrange a viewing please contact the sole agents:

Contact: Graham Figes / Colette Brough

Email: graham@wbf.co.uk / colette@wbf.co.uk

Location Plan



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(Archive internal photos)

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