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whitelaw baikie figes

property details

ON BEHALF OF SLATER MENSWEAR

ATTRACTIVE SHOP UNIT TO LET

147 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. Recognised by the Guinness Book of Records as the largest menswear shop in the world Slater Menswear is a landmark destination for shoppers.

Accommodation

The premises provide ground floor sales with ancillary to the rear. Further storage facilities are provided within the basement.
From our inspection, we calculate the shop to provide the following areas and dimensions:-

Gross Frontage	:	26' 10"	(8.19 m)
Depth	:	31' 8"	(9.65 m)
Ground Floor	:	970 ft²	(90.11 m²)
Basement	:	1,052 ft²	(97.73 m²)

Proposal

The subjects are available on a new FRI lease of negotiable term. Our clients are seeking rental offers in the region of £17,000 per annum.

VAT

VAT will be payable on any sums due under the lease, including rent.

Rating Assessment

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

Rateable Value (26/27)	:	£11,600
Rates Payable (26/27)	:	£ 5,579.60

(excluding water & sewerage)

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

Legal Costs

Each party will be responsible for their own legal costs.

Energy Performance Certificate

The property has an EPC rating of 'E'. 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.

Whitelaw Baikie Figes Chartered Surveyors 81 St Vincent Street Glasgow G2 5TF
t.0141 221 6161 f.0141 204 3335 www.wbf.co.uk

To review our services visit www.wbf.co.uk

Viewing & Further Information

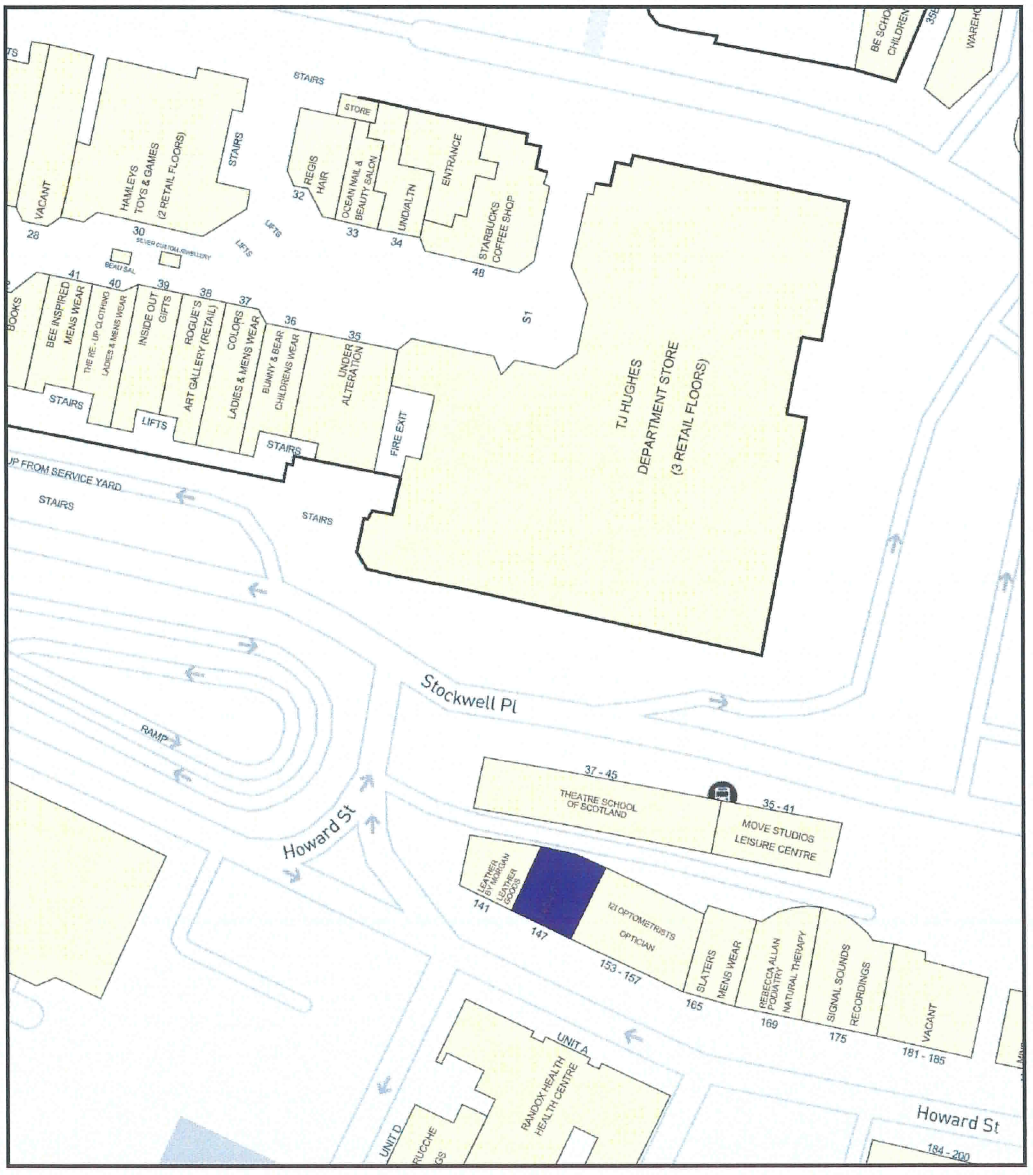
For further information or to arrange a viewing please contact the sole agents:

Whitelaw Baikie Figes

Tel No. 0141 221 6161
Fax No. 0141 204 3335

Contact: Graham Figes / Colette Brough
Email: graham@wbf.co.uk / colette@wbf.co.uk

Location Plan



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