



TO LET

**PROMINENT CORNER RETAIL UNIT
WITHIN THE HEART OF THE MERCHANT CITY**

**162 INGRAM STREET
GLASGOW
G1 1DN**

Location

Glasgow City Centre offers one of the strongest shopping experiences out with central London and is widely recognised as a European fashion destination. The city provides a mix of covered and open retailing traditionally based around the Golden Z. More recently, the shopping bridges evolved into the Style Mile with Ingram Street and the surrounding Merchant City providing an additional important destination for high street fashion retailers.

Ingram Street is currently home to a number of major fashion retailers in the city to include Armani, Ralph Lauren, Hugo Boss etc.

Description

The property occupies a prominent corner location and is part of the Italian Centre which itself provides 11 retail units, a restaurant, a wine bar, and 3 floors of offices and residential units.

The subject property is arguably the most prominent within the development offering significant return frontage.

Lease Terms

The property is offered to the market on the basis of a new full repairing and insuring lease for a period to be agreed incorporating regular upward only rent reviews.

Rent

Rental offers in the region of £87,500 per annum exclusive are sought.

Accommodation

From our measured inspection, the property extends to the following areas and dimensions:-

Ingram Street:

Gross Frontage: 38' 8" (11.78 m)
Net Frontage: 37' 10" (11.53 m)

John Street

Gross Frontage: 52' 3" (15.92 m)
Net Frontage: 40' 2" (12.44 m)

Ground Floor: 1,539 ft² (142.9 m²)
Basement: 1,588 ft² (147.4 m²)

Rateable Value

The property is entered in the Valuation Roll as follows:-

Description - Shop
Rateable Value (26/27) - £54,500

Energy Performance Certificate

A copy of the EPC can be provided upon request.

Legal Costs

Each party to be responsible for their own legal costs for the ingoing tenant being responsible for LBTT.

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.

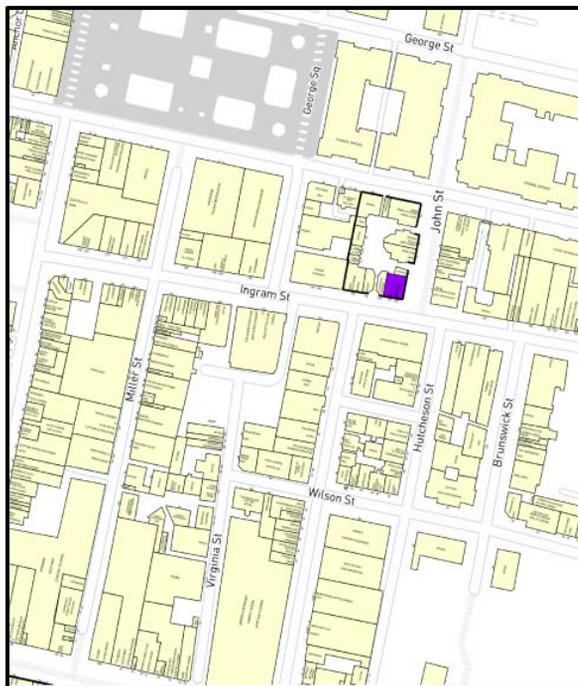
Entry

By agreement.

Viewing/Further Information

Appointments to view strictly through the sole agents:-

Whitelaw Baikie Figes
Gavin Anderson
Tel: 0141 221 6161 Email: gavin@wbf.co.uk



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The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control.

Whitelaw Baikie Figes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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- ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so
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