

ON BEHALF OF SLATER MENSWEAR ATTRACTIVE DOUBLE SHOP UNIT TO LET

153/157 HOWARD STREET

GLASGOW

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 are currently configured to provide two separate sales areas at ground floor, interconnected at the rear with ancillary at basement level. From our inspection we calculate the shop to provide the following areas and dimensions:-

Gross Frontage:	69' 7"	(21.2m)
Ground Floor:	2,331ft ²	(216.55m ²)
Basement:	3,345ft ²	(310.76m ²)
Total:	5,676ft ²	(527.32m ²)

Alternatively our client may consider splitting the subjects to provide separate units, further information on request.

Proposal

The subjects are available on a new FRI lease of negotiable term, subject to vacant possession. Rental offers in the region of £35,000 per annum are invited.

VAT

All terms are quoted net of VAT, if applicable.

Rating Assessment

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

Rateable Value (24/25): £27,000

Planning

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

Legal Costs

Each party will be responsible for their own legal costs.

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.

Energy Performance Certificate

The subjects have an EPC rating of 'B'. A copy of the Certificate can be provided on request

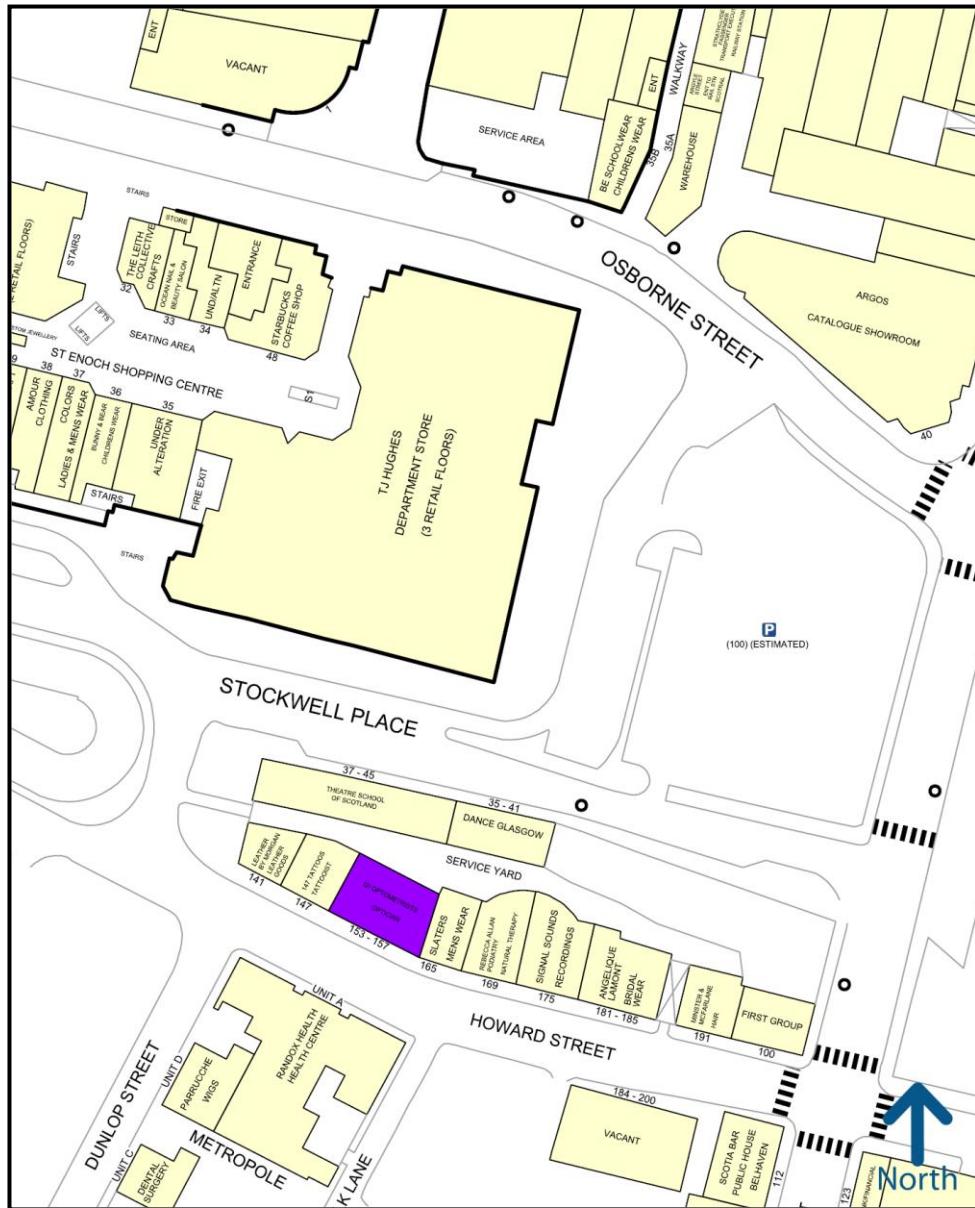
Viewing & Further Information

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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