



ON BEHALF OF SLATER MENSWEAR

ATTRACTIVE DOUBLE SHOP UNIT TO LET

181/183 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.

Planning

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

Accommodation

The premises are currently configured to provide two separate sales areas at ground floor, interconnected at the rear with ancillary at basement level and can be made available as a whole or divided as follows:-

181/183 Howard Street

Gross Frontage:	50' 7" (15.41m)
Ground Floor:	1,865ft ² (173.26m ²)
Basement:	2,001ft ² (185.89m ²)
Total:	3,866 ft ² (359.16m ²)

Alternatively our client may consider splitting the subjects to provide separate units, as follows:

183 Howard Street

Gross Frontage:	25' 2" (7.67m)
Ground Floor:	899 ft ² (83.52m ²)
Basement:	788 ft ² (73.20m ²)
Total:	1,687 ft ² (156.72m ²)

181 Howard Street

Gross Frontage:	24' 8" (7.52m)
Ground Floor:	966 ft ² (89.74m ²)
Basement:	1,213 ft ² (112.69m ²)
Total:	2,179 ft ² (202.43m ²)

Proposal

The subjects are available on a new FRI lease of negotiable term, subject to vacant possession. Rental offers are invited as follows.

181/183 Howard Street

Rent in the region of £32,500 per annum exc.

183 Howard Street

Rent in the region of £17,500 per annum exc.

181 Howard Street

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Rating Assessment

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

Rateable Value (24/25): £22,500

The individual units would fall to be re-assessed.

Energy Performance Certificate

The subjects have an EPC rating of 'C'. A copy of the Certificate is available on request.

VAT

All terms are quoted net of VAT, if applicable.

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.

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- iv) all prices, rents and premiums quoted are exclusive of VAT at the current rate
- v) any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy.

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.

Viewing & Further Information

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

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



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