

ON BEHALF OF SLATER MENSWEAR

ATTRACTIVE SHOP UNIT TO LET

147 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 provide a clear sales area at ground floor with ancillary at basement level. From our inspection we calculate the shop to provide the following areas and dimensions:-

Gross Frontage:	26 ft ²	(8.2m ²)
Ground Floor:	970 ft ²	(90.1m ²)
Basement:	1,052 ft ²	(97.7m ²)
Total:	2,022 ft ²	(187.8m ²)

Proposal

The subjects are available on a new FRI lease of negotiable term, subject to vacant possession. Rental offers in the region of £16,000 per annum are invited.

Rating Assessment

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

Rateable Value (20/21):	£16,700
Rates Payable (20/21):	£8,183

For verification please contact Glasgow Assessors Office.



Any potential occupier may qualify for business rates relief under the Small Business Bonus Scheme. Further details upon request.

VAT

All terms are quoted net of VAT, if applicable.

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

EPC has been commissioned for this property.

Viewing & Further Information

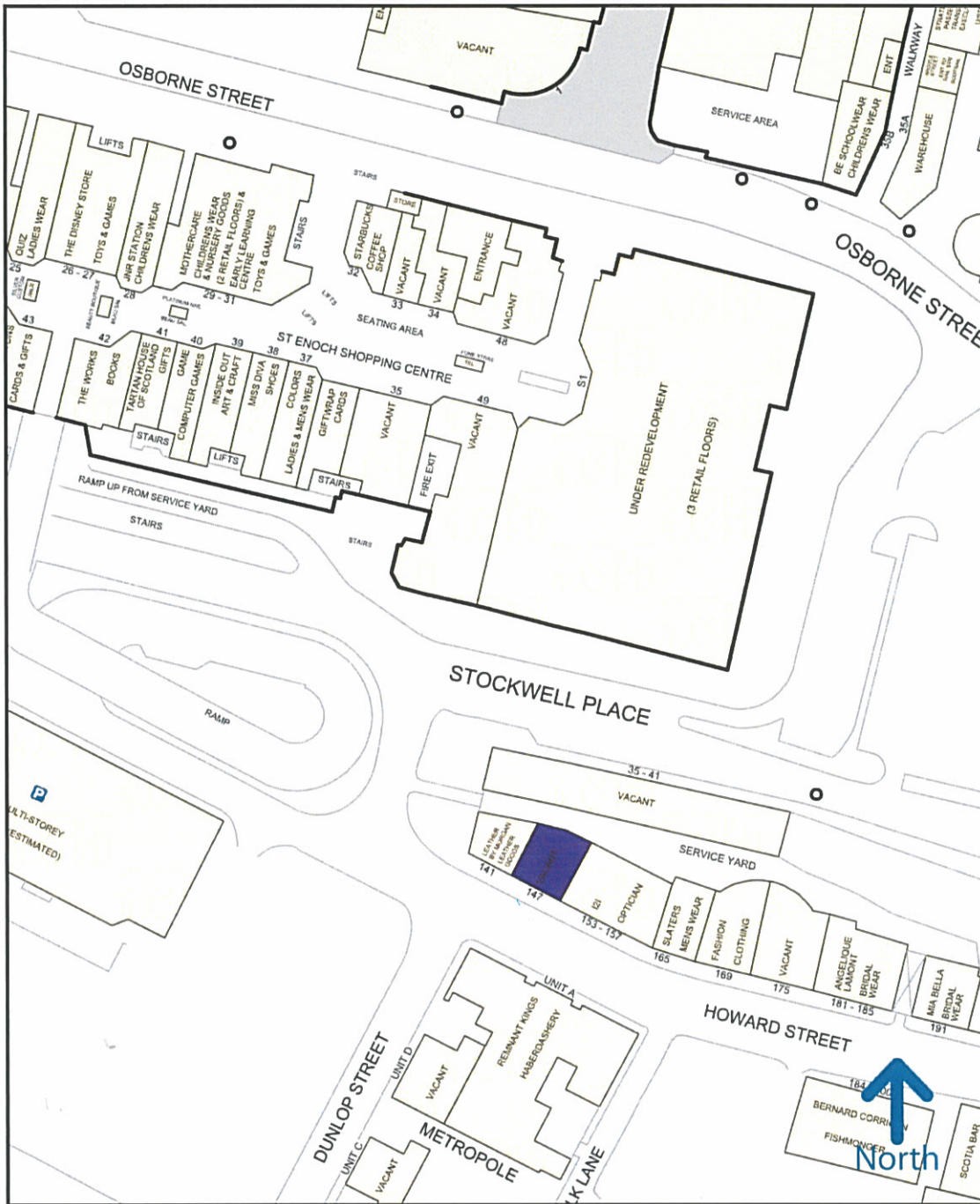
For further information or to arrange a viewing please contact the sole agents:

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



Publication updated: 6th August 2020

Copyright and Confidentiality, 2020 ©Crown Copyright and database rights 2020. OS 100019855. Licence No. PU100017316. For more information on our products and services visit www.experian.co.uk/goad.

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 Figs for themselves and for the vendors or lessors of this property whose agents they are give notice that:
- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract.
 - 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.
 - iii) no person in the employment of Whitelaw Baikie Figs has any authority to give any representation or warranty whatsoever in relation to this property.
 - 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.