

*** RARE OPPORTUNITY ***

**PROMINENT RETAIL /
SHOWROOM ACCOMMODATION
TO LET**

**27-41 STOCKWELL PLACE
GLASGOW
G1 4HS**

Location

The property is located on Stockwell Place between the St Enoch Centre and Slater Menswear. The immediate proximity of Argyle Street, customer car parking and public transport combine to produce a unique opportunity for affordable retail or retail showroom accommodation.

Accommodation

The premises comprise a series of three single storey brick buildings now laid out as a single unit. From our inspection we calculate the premises to provide the following areas and dimensions:-

Internal Depth:	25' 5"	(7.74 m)
Internal Width:	178' 0"	(54.25 m)
NIA:	4,503 ft ²	(418.34 m ²)

Rent

The property is available on a new FRI lease for a term of 5 years at a commencing rent in the region of £40,000 per annum exclusive.

Legal Costs

Each party will be responsible for their own legal costs.

VAT

All terms are quoted net of VAT where applicable.



Rating

We understand from the Assessors website the property is entered in the Valuation Roll as follows:-

27 Stockwell Place: Rateable Value (17/18):	£15,000
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41 Stockwell Place: Rateable Value (17/18):	£16,800
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Estimated Rates Payable (17/18):	£14,819
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Energy Performance Certificate

The property has an EPC Band of G. A copy of the Certificate is available upon request.

Entry

On completion of legal matters from March 2017.

Viewing/Further Information

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

Whitelaw Baikie Figes

Tel: 0141 221 6161
Fax: 0141 204 3335

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

Location Plan



Details updated: 4th April 2017

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 without 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.
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