

TO LET

PROMINENT RETAIL UNIT

153 INGRAM STREET, GLASGOW, G1 1DW



LOCATION

The Merchant city is a vibrant lifestyle district in the heart of Glasgow where people combine living, business and leisure activities. Considerable recent redevelopment and regeneration, particularly in the provision of quality restaurants, retail and residential accommodation has helped to rejuvenate the Merchant City into today's choice for exclusive retailers.

The Grade B listed Georgian Building, the former Sheriff Court, now provides accommodation for the Scottish Youth Theatre as well as residential, leisure and commercial suites. Nearby occupiers include Forbes Tailors, Ralph Lauren, Cruise, Brew Dog, iCafe, a variety of restaurants and bars.

Description

The subjects comprise a prominent corner position on Ingram Street and Hutcheson Street. Internally the unit offers open plan sales over ground floor, with entrances from Ingram Street and the internal mall gangway.

Accommodation

151.99 sq m 1,636 sq ft

Term

The property is available by way of a new Full Repairing & Insuring Lease of negotiable duration.

Rental offers over £36,500 per annum are invited.

Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is £31,250. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 0.49p this rateable value will result in an estimated rates liability in financial year 2021/22 of £15,312.50

Energy Performance Certificate

EPC Rating – On Request

VAT

All prices, rents, etc, are quoted exclusive of VAT which will be charged at the prevailing

Viewing & Further Information

All viewing and further information is via the joint letting agents.

Gordon Nicolson
HSA Retail
Tel: 07730 569 160
Email: gordon.nicolson@hsaretail.com

Terry McFarlane
G&S
Tel: 0141 567 5397
Email: terry.mcfarlane@g-s.co.uk

Graham Wiseman
Stelmain
Tel: 0141 226 5252
Email: gw@stelmain.com

Note: Representation Act 1967: HSA Retail Limited and HSA Retail Partners Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither HSA Retail Limited, HSA Retail Partners Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. **Finance Act 2013:** Unless otherwise stated all prices and rents are quote exclusive of VAT. **The Business Protection from Misleading Marketing Regulations 2008:** These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

Subject to Contract

Date: 6 June 2021

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