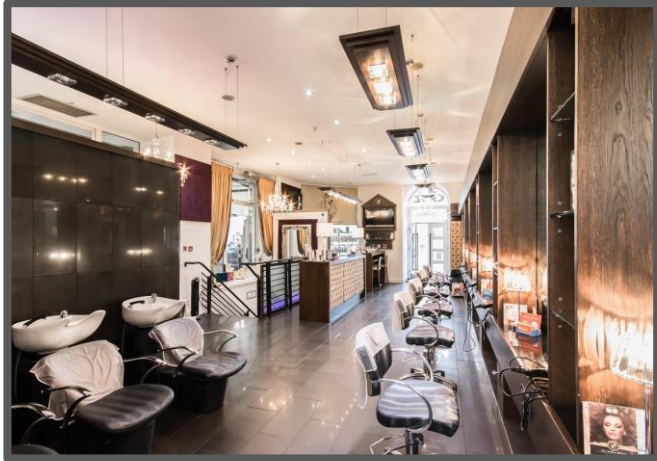




# TO LET – RETAIL UNIT

Glasgow, 170 Ingram Street



- FULLY FITTED HAIRDRESSING UNIT
- HIGH END FASHION LOCATION
- FLEXIBLE TERMS AVAILABLE

### LOCATION

The premises are located in the heart of the City Centre on the north side of Ingram Street at the front of the stylish B listed Italian Centre, a mixed use development comprising retail, restaurant and residential uses. Ingram Street, which is only a short walk from Buchanan Street and George Square, has evolved into a high end fashion and retail destination together with many bars and restaurants.

Surrounding occupiers include **Meditarraneo, Replay, Emporio Armani, Jigsaw, Cruise, Bose, Bang & Olufsen, Gant, Ralph Lauren, Agent Provocateur, Tesco Express, The Corinthian Club and Ramada Hotel.**

### DESCRIPTION

The property comprises a well-fitted unit arranged over ground and basement and extends to the following approximate areas:-

### ACCOMMODATION

Ground Floor	66.50 sq m	716 sq ft
Basement	91.70 sq m	987 sq ft
<b>Total</b>	<b>158.20 sq m</b>	<b>1,703 sq ft</b>

### TERMS

The subjects are available on a new full repairing and insuring lease of negotiable length.

### RENT

Rental offers in excess of **£32,000 per annum** are invited.

### SERVICE CHARGE

The current on account service charge is **£6,000 per annum**. Details are available upon request.

### RATES

We are verbally informed by the Local Authority that the 2017/18 Rateable Value of the shop will be: -

2017/18 Rateable Value	£27,000
2017/18 Commercial Rate Poundage	£0.466
2017/18 Rates Payable	£12,582
(exclusive of water and sewerage rates)	

### EPC

A copy of the EPC will be made available as required.

### LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for LBTT, tax, registration dues and VAT incurred thereon.

### VAT

All figures are quoted exclusive of VAT.

### VIEWING

Strictly by appointment via:-

### Reith Lambert

**Richard Ford**

0141 225 5710

richard@reithlambert.co.uk

**David Thorburn**

0141 225 5711

david@reithlambert.co.uk

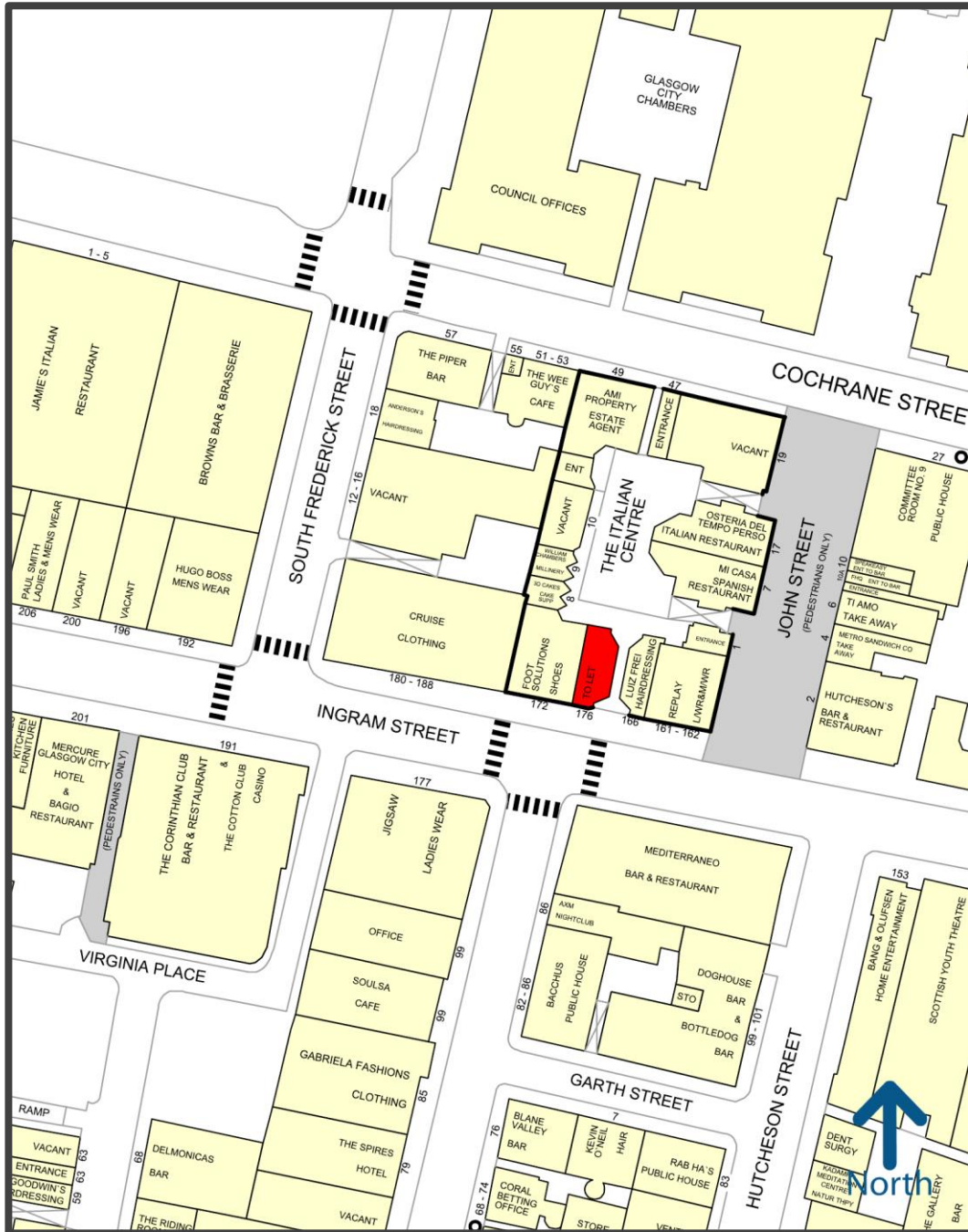
Or our joint agent, **Ewan Mackay** of **Ewan Mackay Property Consultants** on 0141 226 1662 or ewan@ewanmackay.com





# TO LET – RETAIL UNIT

## Glasgow, 170 Ingram Street



Not to scale.

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