



27 & 29 Howard Street, Glasgow, G1 4BA

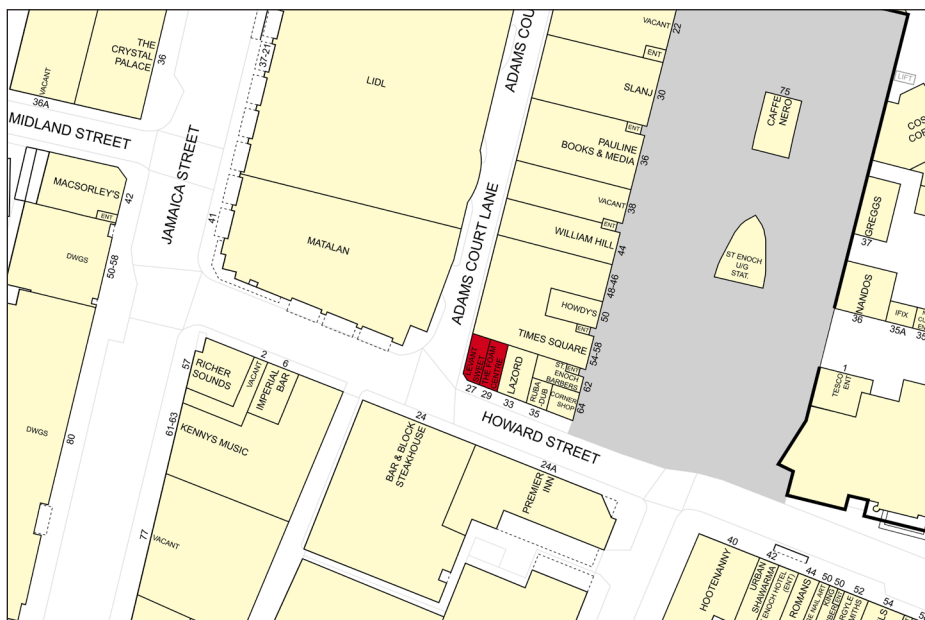
- VAT Free Investment
- City centre location
- Well established tenants
- Total rent £33,600 per annum
- Offers in excess of £330,000



LOCATION

Glasgow is Scotland's largest conurbation, with a resident population of some 620,000, and a catchment of over 1.6M. The city is home to 5 Universities 3 super colleges; major office campuses and a significant number of national and international retail brands.

The properties are located on Howard Street, adjacent to St Enoch Square and the St Enoch Shopping Centre, in the heart of the city centre. Nearby occupiers include Premier Inn, Café Nero, Matalan, Lidl and many others. See Goad plan.



DESCRIPTION

The subjects comprise two retail units forming part of the ground floor and basement of a traditional seven storey red sandstone building which has a large frontage to both Howard Street and St Enoch Square, with commercial occupiers on the ground floor and offices above.

27 Howard Street is formed over ground floor only, and 29 Howard Street has a large basement area in addition to the ground floor retail space. Both units are open plan in nature and offer prominent frontages to Howard Street.

ACCOMMODATION

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (5th Edition) and the Net Internal Areas are calculated as follows:

27 Howard Street	Sq.M	Sq.Ft
Ground Floor	38.13	410

28 Howard Street	Sq.M	Sq.Ft
Ground Floor	52.49	565
Basement	124.17	1,337

RATING

The premises have the following rating values:

27 Howard Street	£6,800
29 Howard Street	£11,400

LEASE DETAILS

The properties are held on the following leases:

27 Howard Street

Leased to Hajar's Baklava Limited (SC780522) on a 10 year lease from 12th December 2023 at an annual rental of £15,000.

29 Howard Street

Leased to Mr Gavin Baxter t/a The Foam Centre, on a 5 year lease till 13th March 2029 at an annual rental of £18,600. The tenant has a break option on 13th March 2027, upon service of not less than 6 months notice. Please note that the current tenant has been trading from the premises for over 15 years.

GUIDE PRICE

The properties are available as a single lot at offers in excess of £330,000.

EPC

For a copy of the EPC please contact the agents.

To arrange a viewing please contact:



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