



## Boutique Retail / Office Premises

Unit 8 The Italian Centre, 7 John Street, Glasgow G1 1DN

### Location

The subjects are located on the west side of the Italian Centre, within one of three courtyard facing retail units. The Italian Centre is located on the north side of Ingram Street close its junction with John Street within the heart of Glasgow city centre.

The B Listed Italian Centre lies within the fashionable Merchant City and provides an attractive mixed use development incorporating retail, restaurant / licensed units and apartments surrounding a charming courtyard.

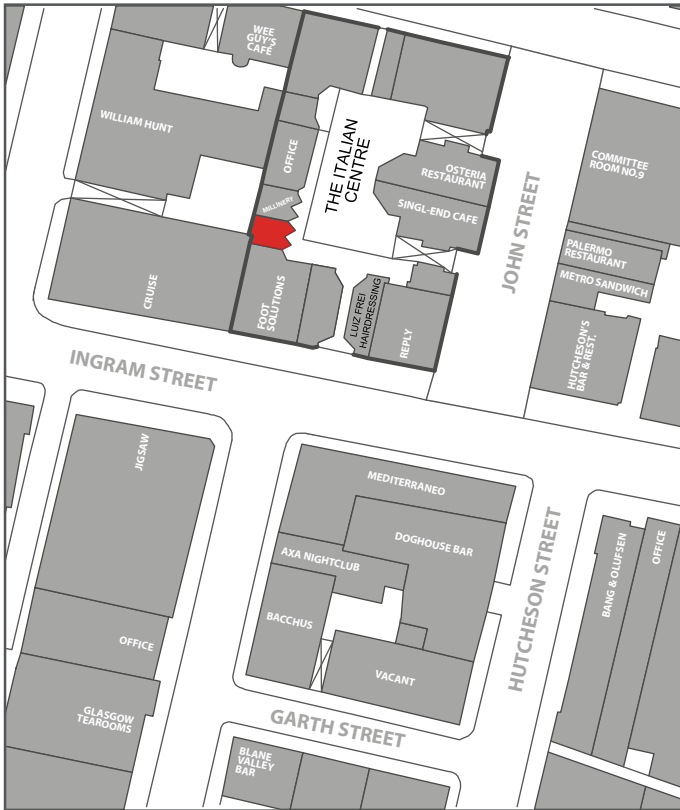
Ingram Street is only a short walk from Buchanan Street and has evolved into a high end fashion and retail destination together with many bars and restaurants. Surrounding occupiers include **Replay, Kershkicks, Replay, Sainsbury's, End, HUGO Boss, Flannels, Belstaff, Ralph Lauren** and **Mulberry**.

### Description

The premises are arranged over ground and basement floors within a 3 storey sandstone building. The premises benefit from a modern full height glazed frontage designed using a sequence of triangular elevations.

The accommodation comprises retail / showroom space accessed from the main entrance with stairs to the rear providing access to a spacious basement which incorporates an large open plan area, small store, WC and rear fire escape.

The premises are well presented and the finishes include a hard wearing ceramic tile floor, plaster walls and ceilings incorporating downlights.



### Floor Area

Ground Floor:	31.39 sq m	(338 sq ft)
Basement:	28.02 sq m	(302 sq ft)
Total:	59.41 sq m	(640 sq ft)

### Rent / Terms

Offers over £14,000 pa are invited.

The premises are available on a new full repairing and insuring lease for 5 years or longer.

### Business Rates

Rateable Value:	£12,000
Payable:	£5,976
After Relief:	£0

### Service Charge

The tenant shall pay an equitable share of the service charge for maintenance of the common parts of the building.

### Legal Costs

Each party to be responsible for their own legal costs and outlays including VAT incurred.

### Energy Performance Certificate

Available on request.

### Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

### Viewing

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Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. June 2025