



## Class 3 Sit In /Take Away Premises

58 Howard Street, Glasgow G1 4EE

### Location

The premises are located on the south side of Howard Street, close to the junction with Dixon Street, within the heart of Glasgow city centre. Lying diagonally opposite St Enoch Square and looking onto St Enoch Shopping Centre the subjects are very close to the prime retailing destinations of Buchanan Street and Argyle Street.

Within close proximity there are a number retail and leisure uses including the St Enoch Shopping Centre with its new £40m leisure development, the new 270+ bed Premier Inn Hotel is a short distance to the west and the new Adagio ApartHotel and Clayton Hotel will open soon closeby at Custom House Quay. Surrounding occupiers include Julie Nails & Spa, King Barber, Romans t/a, Academy of Hair, Dress 2 Party and the Hootenanny Bar. St Enoch Subway Station and a variety of bars and restaurants are also closeby.

### Description

The premises comprise a ground floor Class 3 sit in / take away located within a 3 storey blonde sandstone property. The premises are accessed from timber storm doors leading to glass inner doors with glazed frontage either side. The premises are arranged as a café / restaurant capable of accommodating c. 30 covers, with a service counter, male and female toilets and kitchen.

Within the front customer section the floor is laminate, plaster overlaid within timber in parts, the ceiling is the original lathe plaster ceiling with cornicing detail with pendant style lighting. Within the kitchen there is a modern extract ventilation hood and steel sheet lined walls.



## Floor Area / Dimensions

We have measured the undernoted floor areas:

Net Internal Area: 966 sq ft (90 sq m)

Gross Internal: 1,110 sq ft (103 sq m)

## Rent / Lease Terms

Offers over £20,000 pa are invited.

The premises are available on a new long FRI Lease. The property is not elected for VAT.

## Business Rates

RV: £16,600

Payable: c. £8,134

At this level the premises qualify for a 25% discount under the Small Business Bonus Scheme. For further info, contact the Director of Finance at Glasgow City Council.

## Planning

Planning Consent - 88/00432/DC – permits use of shop as hot food shop and restaurant to include the erection of rear ventilation duct and frontage alterations.



## Common Charges

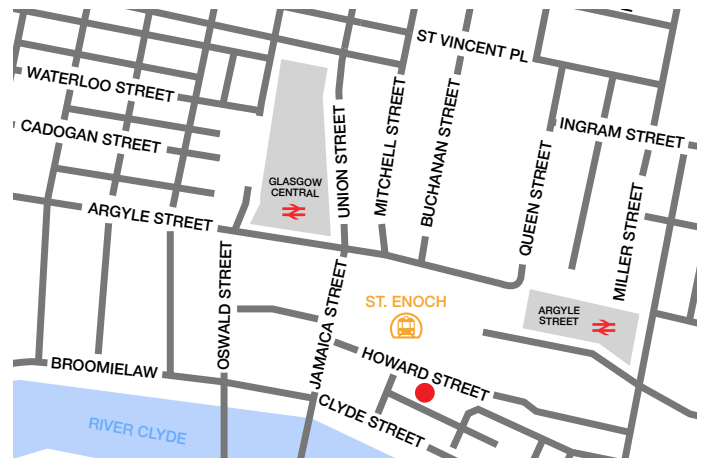
The tenant shall pay a share of the common charges for the building and the buildings insurance premium.

## VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.

## Energy Performance Certificate

Available upon 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. August 2022.