

203

# INGRAM STREET

GLASGOW, G1 1DQ

## TO LET

Located on Glasgow's best designer fashion thoroughfare, adjacent to:

**BOSS**  
HUGO BOSS

ARMANI

FRED PERRY

FLANNELS **END.**

RALPH LAUREN

Mulberry

GANT

BELSTAFF



## LOCATION

Glasgow is widely regarded as the UK's 2nd most popular retailing destination, outside of London's West End. The catchment is over 1.8 million persons, with over 91 million shoppers visiting the city each year.

Ingram Street is well known as the city's designer fashion destination, with a number of well-known brands located on the thoroughfare. The affluent area of Merchant City lies immediately to the east, and the unit is located close to the corner of Miller Street, which is home to a number of new and popular restaurant operators.



## ACCOMMODATION

The unit comprises a ground floor sales area, with storage, kitchen and WC facilities at the basement level. The approximate gross internal areas are as follows:

Ground	577 sq ft	53.65 sq m
Basement	411 sq ft	38.19 sq m
Total	989 sq ft	91.84 sq m

## TERMS

The subjects are available on a new long term full repairing and insuring lease.

## RENT

Available on application.

## BUSINESS RATES

Rateable Value (2021)	£46,000
Uniform Business Rates (2021/22) (exclusive of water & sewerage)	£0.49
Rates Payable	£22,540

## SERVICE CHARGE

The current service charge estimate is £2,015 per annum.

## EPC

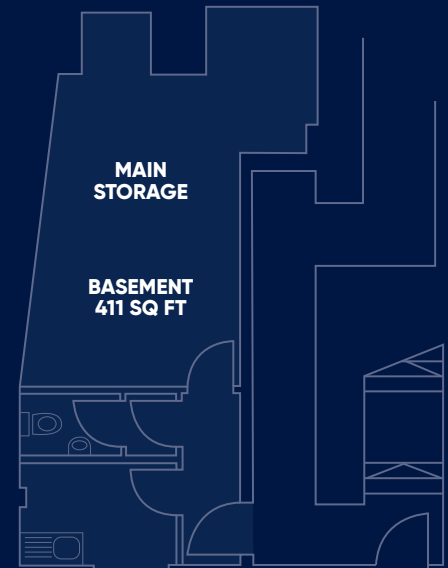
EPC available upon request.

### GROUND FLOOR



INGRAM STREET

### BASEMENT



INGRAM STREET

## FURTHER INFORMATION



**John Menzies**

0141 222 4126  
07808 479 265  
john.menzies@savills.com

**James Dickinson**

0141 222 4139  
07866 203 538  
james.dickinson@savills.com

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