

TO LET - FORMER LICENSED POOL HALL



ALLISON & LIGHTBODY
CHARTERED SURVEYORS



204 HOWARD STREET, GLASGOW

- First floor premises - **167.98 sq m (1,807 sq ft)**
- Former licensed pool hall
- May suit alternative uses – subject to Planning/Licence
- Busy commercial location
- Offers in the region of **£15,000** per annum

Tel: 0141 229 6020

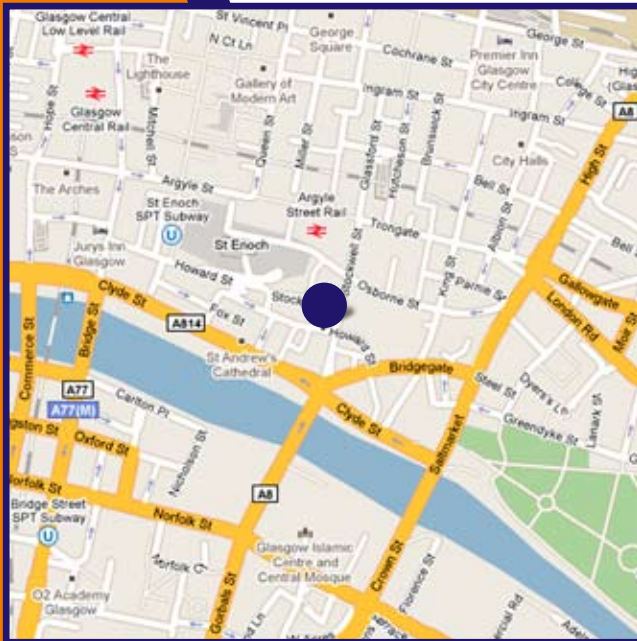
Atlantic House, 45 Hope Street, Glasgow, G2 6AE

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LOCATION

The subjects occupy a prominent corner location on the west side of Stockwell Street at its junction with Howard Street, in the heart of Glasgow City Centre.

The surrounding area is primarily commercial in nature, however, large-scale residential redevelopment has occurred within the vicinity in recent years. Adjacent occupiers comprise a mix of independent traders and national multiple retailers, including **Powerhouse Fitness, Al Dente Pizzeria, Slaters Menswear, Holiday Inn,** and the **Scotia Bar**.

The subjects lie in close proximity to Glasgow's prime retail/leisure facilities, including Argyle Street, the Merchant City and St Enoch Centre.

The plan opposite illustrates the approximate location of the subjects, for information purposes only.

DESCRIPTION/ACCOMMODATION

The subjects comprise a first floor open plan area – formerly used as a licensed pool hall and occupying the top/first floor of a two storey building of traditional stone construction with a flat roof.

Access is taken from Howard Street by means of a stairway.

Internally, the floor has a linoleum covering, walls are lined and a suspended acoustic tile ceiling has been fitted.

The accommodation provides a large open plan area, small bar/cellar area and separate male and female toilets.

From measurements taken on-site and in accordance with the RICS Code of Measuring Practice (Sixth Edition), the subjects extent as follows:

Net Internal Area: 167.98 sq m (1,807 sq ft)

RATING ASSESSMENT

The subjects are entered in the current Valuation roll as follows:

Rateable Value: £7,700

The proposed Rateable Value from 1 April 2010 remains at **£7,700**.

RENTAL/LEASE TERMS

We have been instructed by our clients to seek offers in the region of **£15,000** per annum for the benefit of a lease of negotiable duration on standard commercial terms.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

We would expect the ingoing tenant to be responsible for our client's reasonably incurred legal fees relative to the transaction.

VIEWING/FURTHER INFORMATION

Strictly through the agents:

Sandy Lightbody

Allison & Lightbody Chartered Surveyors

45 Hope Street

Glasgow, G2 6AE

Tel: 0141 229 6020 Email: info@alsurveyors.co.uk

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View looking south down Stockwell Street



View looking west along Howard Street



Internal View