TO LET / MAY SELL

46-50 Argyll Arcade
Glasgow G2 8BG



Prominent Corner Unit - To Let / May Sell
Glasgow's Prime Jewellery Pitch

Rent: On Application

Ground Floor (Sales): 1,323 sq ft

Location
Situated just off Buchanan Street in Glasgow's City Centre, Argyll Arcade hosts more than 30 luxury jewellers, watchmakers and diamond merchants all under the same roof. The arcade is widely regarded as the No.1 premier destination for high-end jewellers in Scotland.

The subjects occupy a prime corner position on the south side of the arcade, benefitting from significant footfall and surrounded by several other well known retailers including Rox, Mappin & Webb, Chisholm Hunter, James Porter & Son and Gucci.

Accommodation
The premises are arranged over ground, first and basement levels and comprise the following approximate net internal areas:

Ground Floor (Sales):	1,323 sq ft / 123 sqm
Ground Floor (Back of House):	215 sq ft / 20 sqm
First Floor (Sales):	893 sq ft / 83 sqm
First Floor (Back of House):	689 sq ft / 64 sqm
Basement Storage:	753 sq ft / 70 sqm

Indicative floor plans contained overleaf.

Description
The premises are situated in the centre of Argyll Arcade, boasting a large glazed frontage wrapping around the entirety of the unit.

Internally, the premises are currently fitted out to an exceptional standard to facilitate its current use as a jewellery shop. The ground floor layout provides a large sales area with several display cases and two dedicated fitting areas whilst the first floor is currently utilised for personal brand experiences. The staff area and W/C facilities are also located on the first floor, situated to the rear of the premises.

The property benefits from a basement which is used for additional storage space.

Lease
Our client currently owns part of the premises whilst they lease the remainder. The subjects are therefore available in whole on the basis of a new 10 year FRI lease (including part to be sub-let).

Rent
On Application.

Rates
Rateable Value: £169,000
UBR (2026/27): £0.548
Rates Payable: £92,612 pa

ORINSEN

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Planning / EPC

The premises benefit from having Class 1A consent. An EPC report is available on request.

Service Charge

The service charge for the current financial year is c.£50,750 pa.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Anti-Money Laundering Regulations

In order to comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents. The required documents will be requested at the relevant time.

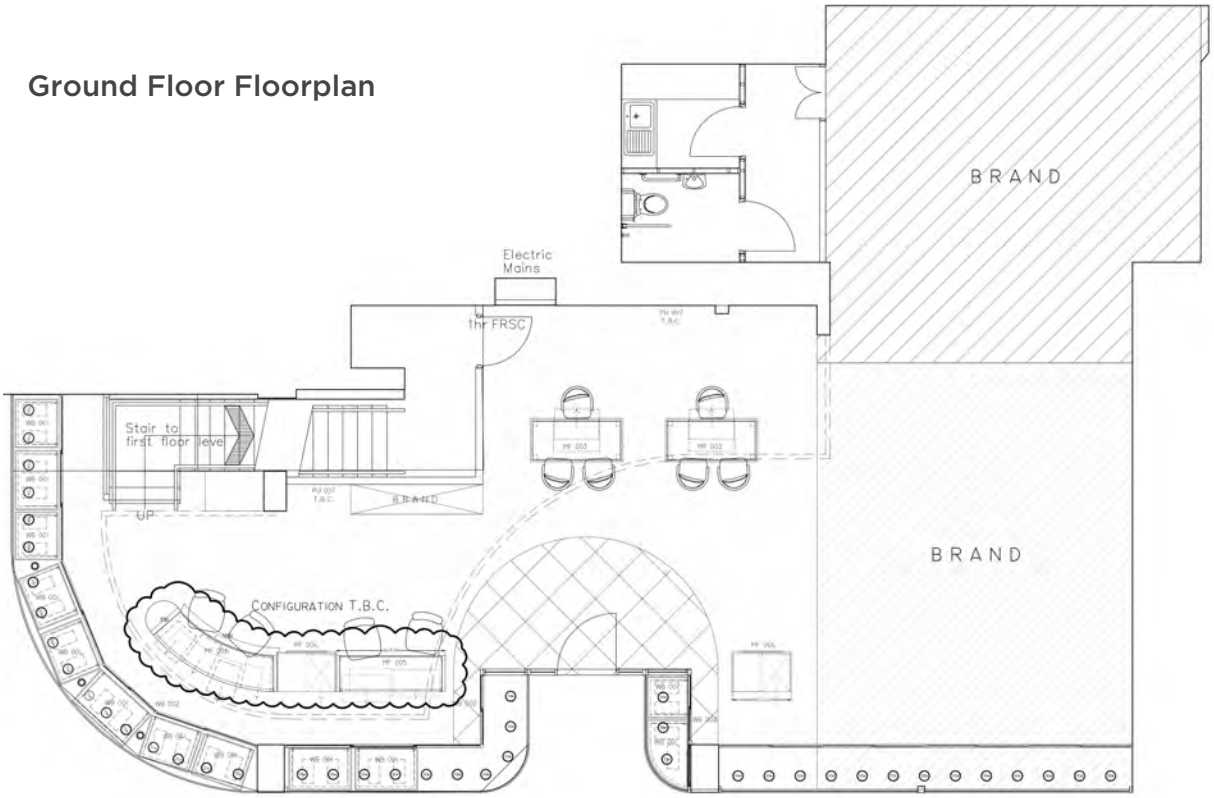
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Ground Floor Floorplan



First Floor Floorplan

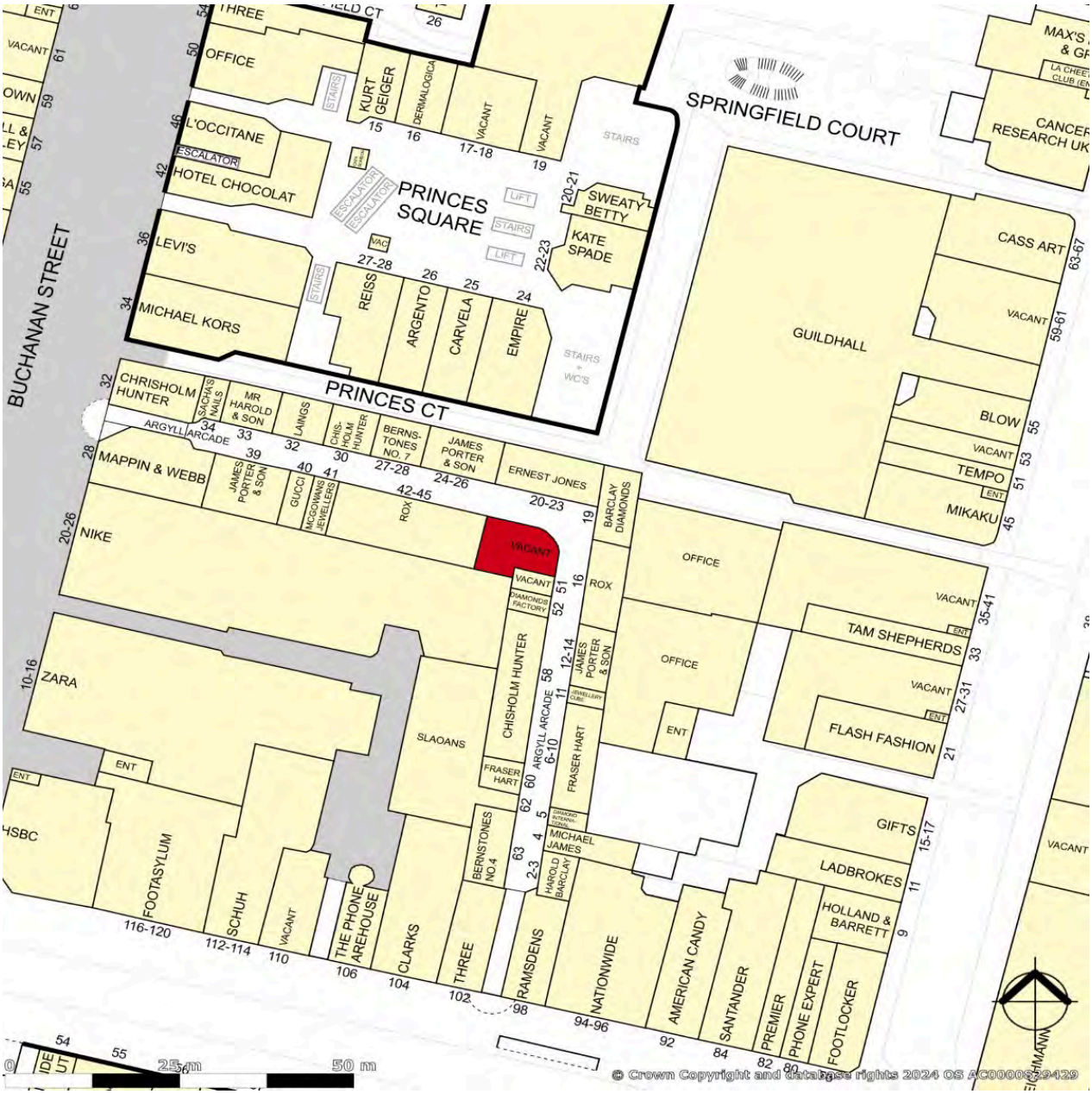


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Viewing strictly by appointment through ORINSEN or our joint agents Savills

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