



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

Rent: In excess of £195,000 pa sought

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

Rental offers for the whole (including sub-let section) of **£195,000 pa** are sought.

Rates

Rateable Value: **£141,000**
UBR (2024/25): **£0.559**
Rates Payable: **£78,819 pa**



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.](#)

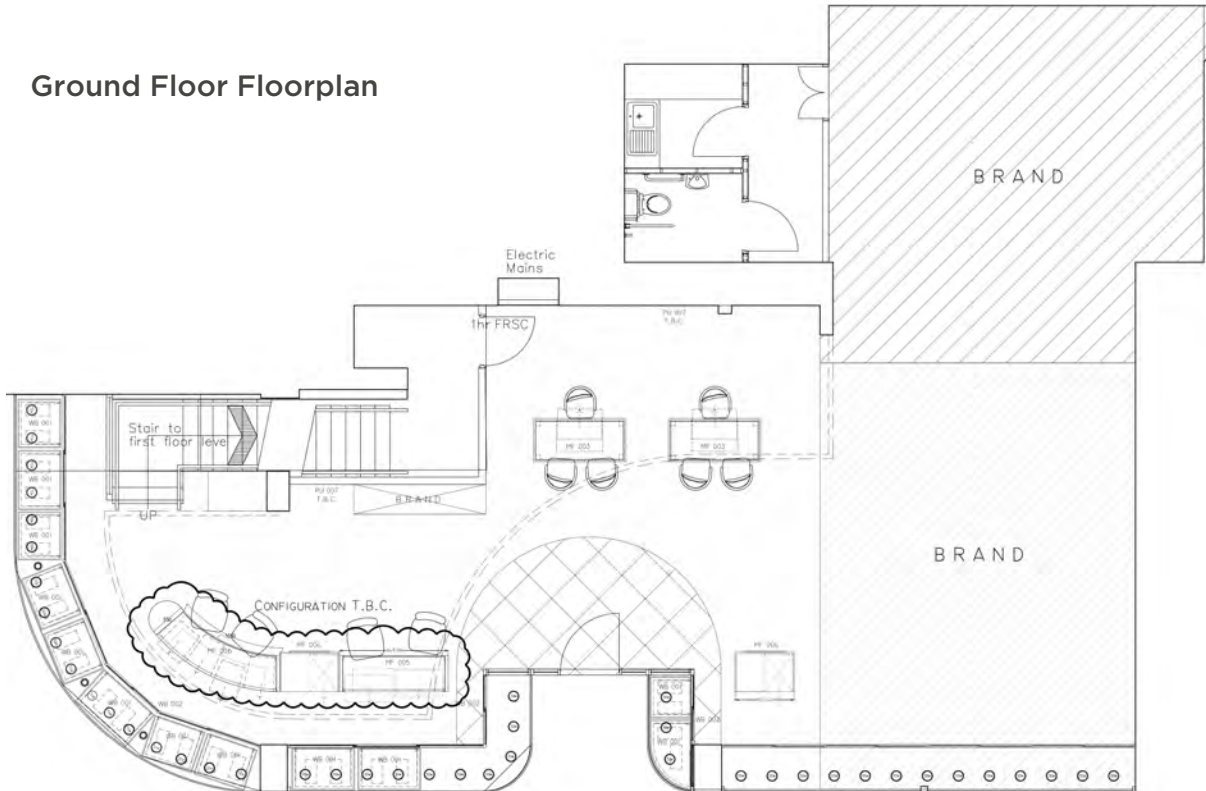
Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the incoming 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.

Ground Floor Floorplan

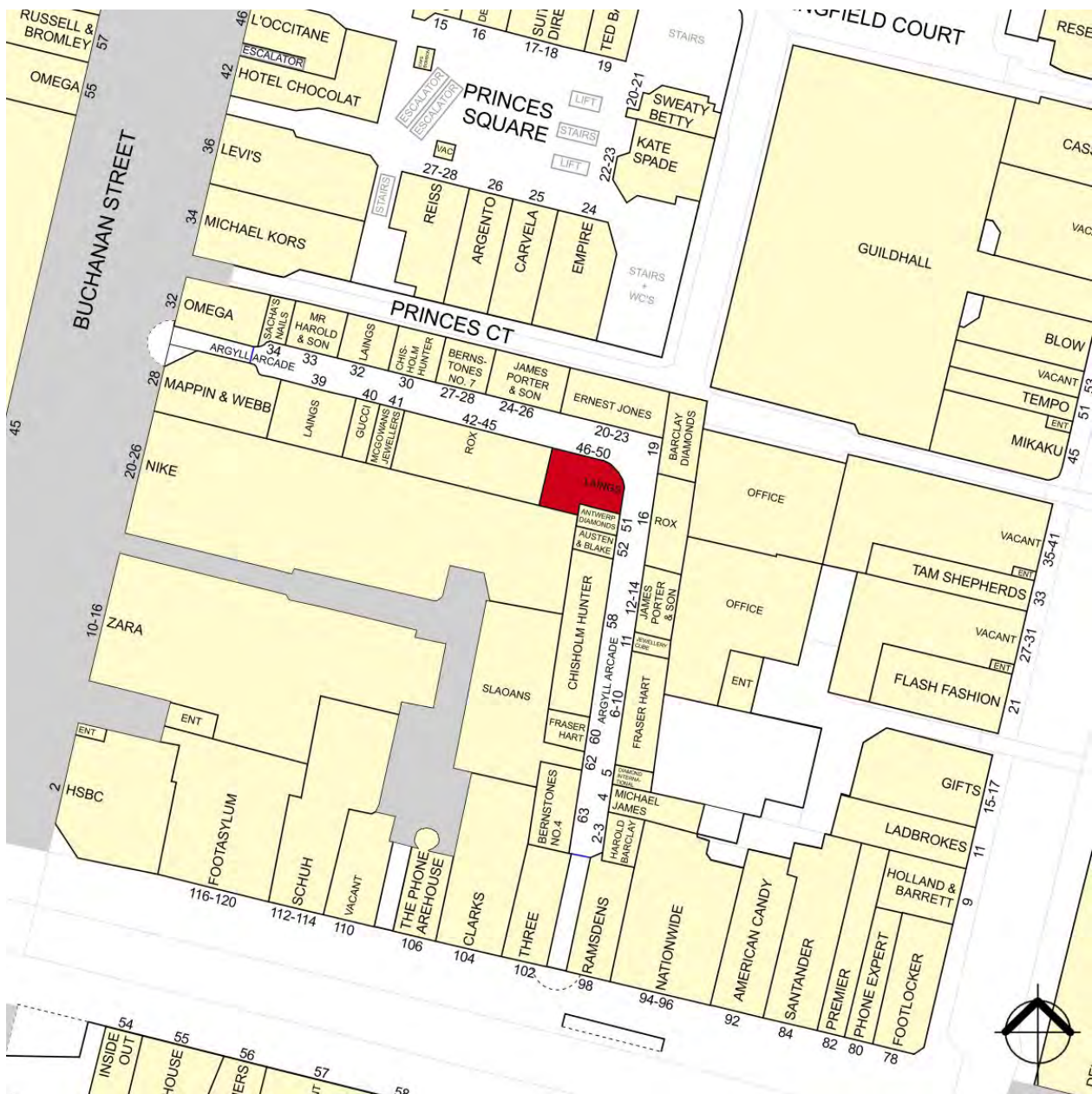


First Floor Floorplan



TO LET / MAY SELL

46-50 Argyll Arcade
Glasgow G2 8BG



Viewing strictly by appointment through ORINSEN

Andy Bain

T. 0131 374 1111
M. 07770 524977
E. abain@orinsen.com

Anna Hansen

T. 0131 374 1111
M. 07717 411668
E. ahansen@orinsen.com

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