

**TO LET**

**RARELY AVAILABLE RETAIL PREMISES**

**GRAHAM  
SIBBALD**



**The Corner Block,  
50 Clyde Street, Glasgow,  
G1 5HN (The Briggait)**

- Close to the Merchant City area
- Located within an iconic building
- Class 3 consent
- Extends to approximately 124 sq.m. (1,335 sq.ft.)
- Rental offers over £20,000 per annum



## LOCATION

The property is located on the north side of Clyde Street, close to its junction with Saltmarket to the east and Stockwell Street to the west in the heart of the city. This is a highly prominent location in the city centre, with a large vehicular flow passing the unit.

Both High Street and Argyle Street railway stations are within walking distance in addition to a number of bus services operating on Stockwell Street.

Nearby occupiers include Holiday Inn, Argos, Scrان + Roadie, Avant Garde and many others.

## DESCRIPTION

The subjects comprise a ground floor retail unit surmounted by a refurbished insulated pitched slate roof forming part of the iconic A-listed art complex known as The Briggait.

Externally, the unit benefits from double glazed doors and arched windows providing plenty of natural daylight.

Internally, the property is laid out to provide an open plan sales area. The subject property is currently in "shell" condition ready for fitting out by the ingoing tenant. The unit has been recently refurbished and benefits from prominent frontage to Clyde Street.

## ACCOMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate net internal area:

Floor	SQ.M	SQ.FT
Ground	124	1,335

## TERMS

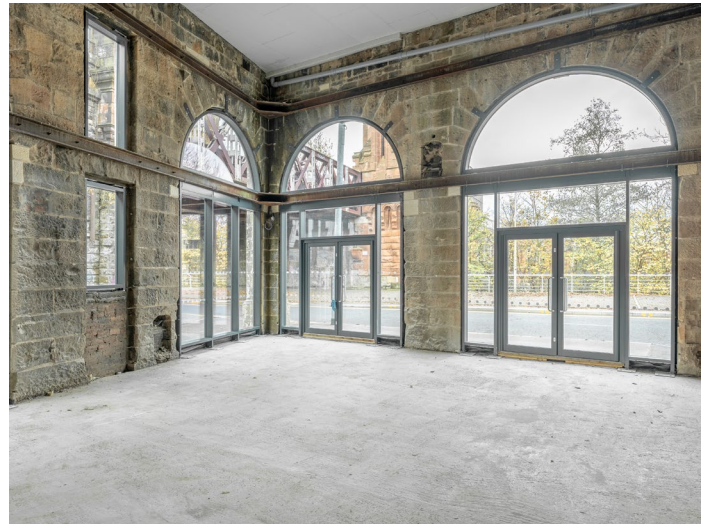
The premises are offered on a long-term Full Repairing and Insuring lease incorporating regular rent reviews.

We are instructed to seek offers in excess of £20,000 per annum.

As part of any letting, it is likely that our client will require a rental deposit or personal guarantee.







## LICENCE

Our clients have applied for an alcohol licence. Full details are available from the letting agents.

## RATEABLE VALUE

To be assessed.

## EPC

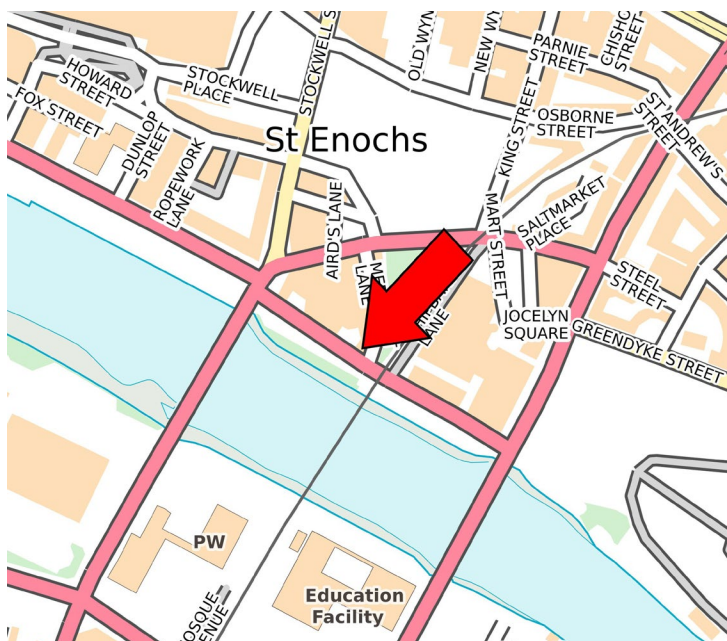
An EPC has been carried out for the property and is available upon request.

## LEGAL COSTS

Each party will be liable for their own legal costs, however for the avoidance of doubt the tenant shall be liable for LBTT, Extract Copies and VAT.

## VIEWING & FURTHER INFORMATION

In order to arrange a viewing of the premises, or for further information, please contact the agents.



To arrange a viewing please contact:



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## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: September 2025

## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.