

TO LET

117a SYLVANIA WAY

CLYDE SHOPPING CENTRE, GLASGOW
KILBOWIE ROAD, CLYDEBANK G81 2UA

GROUND FLOOR:
25,747 SQ FT / 2,392 SQ M

Clyde



Clydebank Shopping Centre is a retail and leisure destination in West Dunbartonshire. Located approximately 15 minutes drive north east from Glasgow City Centre, Clydebank is also served by 2 train stations - Clydebank and Singer. The centre benefits from 2,500 free car parking spaces. Clydebank has a catchment population of 645,500 people within a 30 minute drive time and a footfall of over 7.7 million people.

The Centre comprises approximately 775,000 sq ft (73,000sqm) with anchor tenants including **Primark, Dunelm, Home Bargains, Omniplex Cinema** and **Asda**. Other retailers include **New Look, JD, Quiz, Costa, Deichmann** and **Boots**.

Accommodation

The unit is arranged over ground and first floor levels and provides the following approx areas:

Ground floor:
25,747 sq ft / 2,3922 sq m

First floor:
5,059 sq ft / 470 sq m

These areas are indicative only and any party should carry out their own measurement survey to verify these areas.

Contact

For all viewing arrangements and other information please contact:



Isla Monteith
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Michelle McLaughlin
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07977 851 507



Subject Premises

The subjects are situated on Sylvania Way, immediately adjacent to Primark. Home Bargains, B&M, Pandora, New Look, Greggs, Boots and Deichmann are also located in the vicinity.

Terms

The subjects are available on a new Full Repairing and Insuring lease.

Rent

Further details available upon request.

Rates

The Rateable Value from April 2023 is as follows:

Rateable Value:	£101,500
Rate Poundage (2024/25)	£0.559
Rates Payable:	£56,739 pa

Any further enquiries should be made direct to the Local Assessors Department.

Service Charge / Sinking Fund

The estimated service charge for the unit is £110,220 per annum for 2023/24 and sinking fund is estimated at £9,993 per annum.

EPC

Full certificate available on request.

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