

TO LET

34 SYLVANIA WAY

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

TOTAL SIZE OVER 1 LEVEL
1,265 SQ FT / 117.52 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 approx 9.3 million people.

The Centre comprises approximately 775,000 sq ft (73,000sqm) with anchor tenants including **Primark, Wilkos, Home Bargains** and **Empire Cinema** situated next to **Asda**. Other retailers include **New Look, JD, Quiz, Costa, TJ Hughes, Deichmann, Argos** and **Boots**.

Accommodation

The unit is arranged over ground floor level only and provides the following approx areas:

Ground floor:
1,265 sq ft / 117.52 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
isla.monteith@savills.com
0131 247 3746

Charlie Hall
charlie.hall@savills.com
0131 247 3705



Subject Premises

The subjects are situated on Sylvania Way, immediately adjacent to **The Works**. **TJ Hughes**, **Dunelm**, **Poundland**, **One Below**, **Bank of Scotland** and **Holland & Barrett** are all 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 2017 is as follows:

Rateable Value:	£34,000
Rate Poundage:	£0.49
Rates Payable:	£16,660 per annum

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

Service Charge / Sinking Fund

The estimated service charge for the unit is £6,046 per annum for 2021/22 and sinking fund is estimated at £544 per annum.

EPC

Full certificate available on request.

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