

## TO LET

# 50 SYLVANIA WAY

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

TOTAL SIZE OVER 1 LEVEL  
962 SQ FT / 89.37 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**, **Home Bargains** and **Empire Cinema** situated next to **Asda**. Other retailers include **New Look**, **JD**, **Quiz**, **Costa**, **Deichmann**, **Argos** and **Boots**.

### Accommodation

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

**Ground floor:**  
**962 sq ft / 89.37 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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07711 594 013

**Charlie Hall**  
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07807 999 693

**Michelle McLaughlin**  
Michelle.mclaughlin@savills.com  
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## Subject Premises

The subjects are situated on Sylvania Way, immediately adjacent to Card Choice and Fix Station. Vodafone, Hays, Bank of Scotland, CEX 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 2023 is as follows:

Rateable Value:	£15,300
Rate Poundage (2023/24):	£0.498
Rates Payable:	£7,620 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 £4,189 per annum for 2023/24 and sinking fund is estimated at £301 per annum.

## EPC

Full certificate available on request.

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