

TO LET

101 SYLVANIA WAY

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

GROUND FLOOR:
1,323 SQ FT / 122.91 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 an annual 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 floor only and provides the following approx area:

Ground floor:
1,323 sq ft / 122.91 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
07711 594 013

Michelle McLaughlin
Michelle.mclaughlin@savills.com
07977 851 507



Subject Premises

The subjects are situated on Sylvania Way, immediately adjacent to Boots Opticians and The Celtic Shop. Boots, New Look, B&M, Greggs, Trespass, Barrhead Travel and Card Factory 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:	£14,900
Rate Poundage (2025/26):	£0.498
Rates Payable:	£7,420 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 £4,913 per annum for 2024/25 and sinking fund is estimated at £445 per

annum.

EPC

Full certificate available on request.

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