

33 SYLVANIA WAY

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

GROUND FLOOR
1,887 SQ FT / 175.3 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 approximately 10 million people.

The Centre comprises approximately 775,000 sqft (73,000sqm) with anchor tenants including **Primark, Wilkos, Home Bargains** and **Empire Cinema** situated next to **Asda**. Other retailers include **New Look, Dorothy Perkins, Quiz, Watt Bros, Deichmann, Argos, Boots** and **Costa**.

Accommodation

The unit is arranged over ground floor and provides the following approximate areas:

Ground floor
1,887 sq ft / 175.3 sq m

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

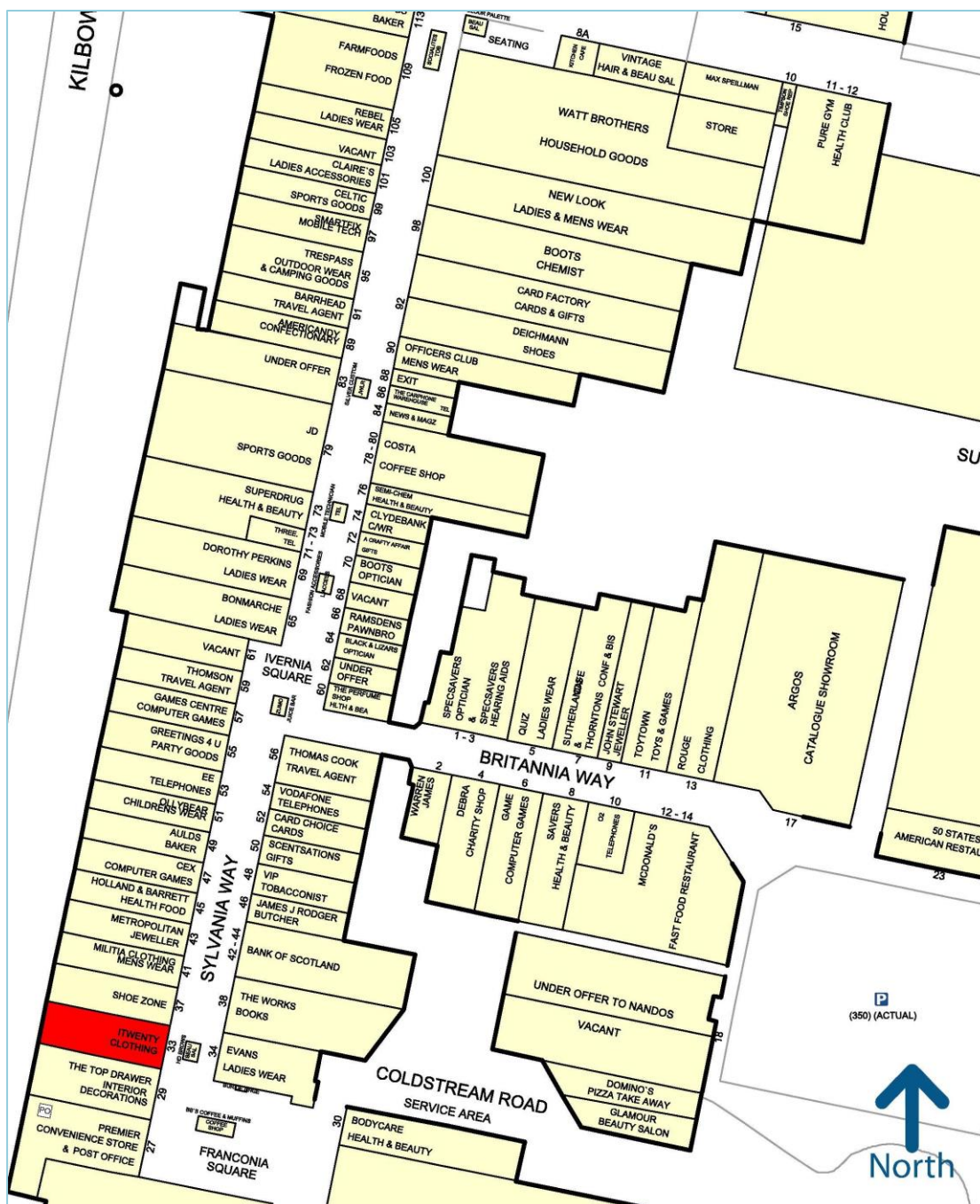
Contact

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 in the prime section of Sylvania Way which is fully enclosed and anchored by **Wilkos** and **Primark**.

Nearby retailers include **Shoezone**, **Evans** and **The Works**.

Terms

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

Rent

The subjects are available at rent of £37,000 per annum exclusive.

Rates

The proposed Rateable Value for 2018/19 is as follows:

Rateable Value:	£32,750
Rate Poundage:	£0.48
Rates Payable:	£15,720 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 £7,393 for 2018/19 and sinking fund is estimated at £664.

EPC

The subjects are rated F. Full certificate available on request.

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