

TO LET

CLYDE-SHOPPINGCENTRE.CO.UK

97 SYLVANIA WAY

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

GROUND FLOOR
1,359 SQ FT / 126.2 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
1,359 sq ft / 126.2 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 Celtic, Trespass and Boots.

Terms

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

Rent

Further details available on request.

Rates

The proposed Rateable Value for 2020/21 is as follows:

Rateable Value:	£31,000
Rate Poundage:	£0.49
Rates Payable:	£15,190 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 £5,271 for 2020/21 and sinking fund is estimated at £474.

EPC

Full certificate available on request.

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