

## TO LET

# MALL CAFÉ, FRANCONIA SQUARE

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

TOTAL SIZE OVER 1 LEVEL  
2,324 SQ FT / 125.9 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, Dunelm, B&M 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:**  
**2,324 sq ft / 215.9 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 Franconia Square, immediately opposite TJ Hughes. Dunelm, Poundland, One Below, The Works, Evans, Premier Convenience Store & Post Office 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:	£30,000
Rate Pounding:	£0.49
Rates Payable:	£14,700 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 £8,781 per annum for 2020/21 and sinking fund is estimated at £790 per annum.

## EPC

Full certificate available on request.

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