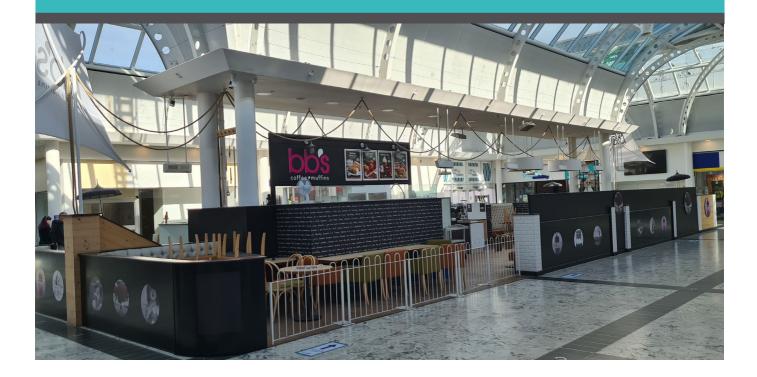
TO LET

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





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

Contact

For all viewing arrangements and other information please contact:



Isla Monteith

isla.monteith@savills.com 0131 247 3746

Charlie Hall

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 Poundage: £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.

Contact

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- 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. **Date: December 2020**