

TO LET

19 SYLVANIA WAY SOUTH

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

GROUND FLOOR
766 SQ FT / 71.2 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 and first floors and provides the following approximate areas:

Ground floor
766 sq ft / 71.2 sq m

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

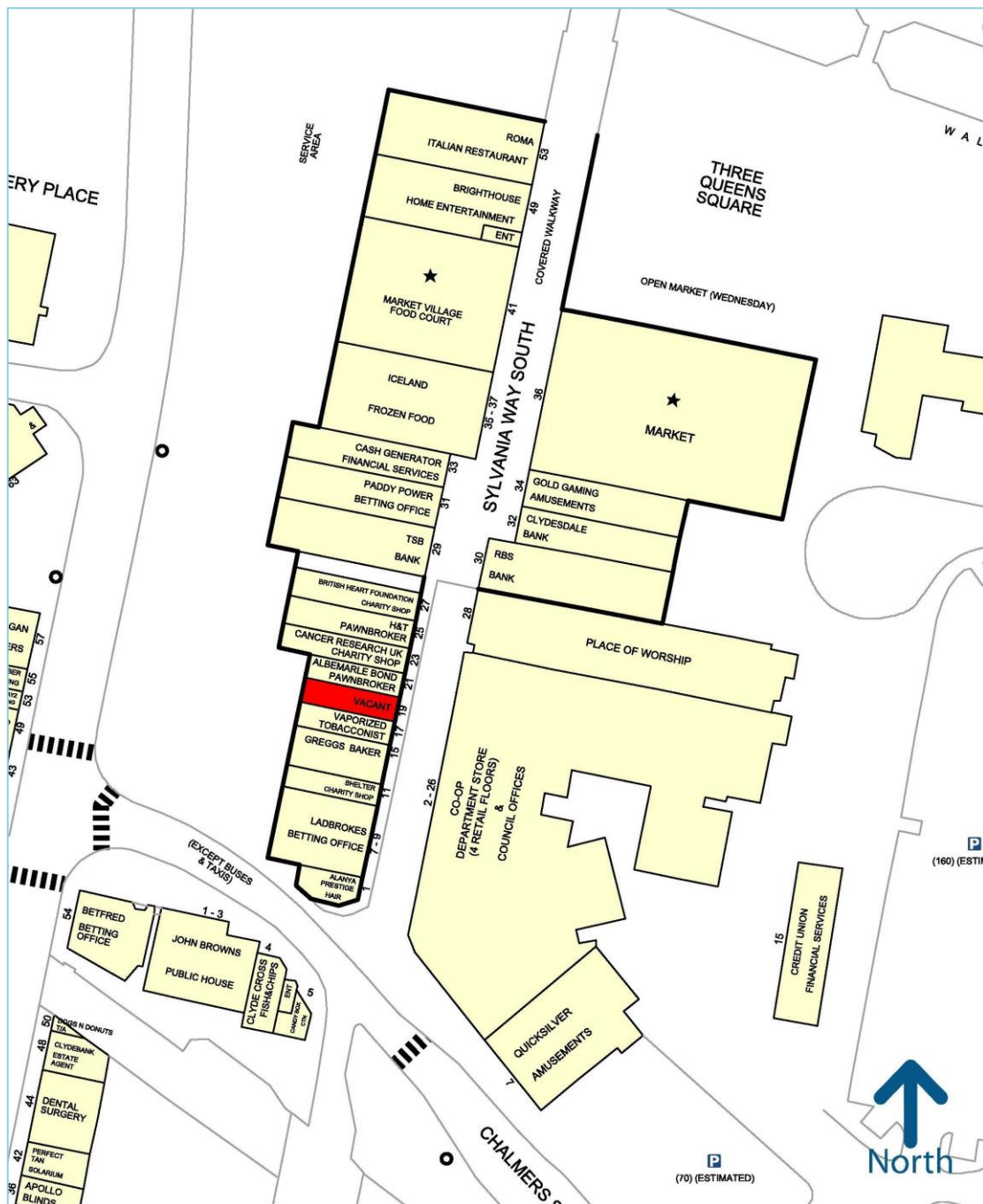
Contact

For all viewing arrangements and other information please contact:



Isla Monteith
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Charlie Hall
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Subject Premises

The subjects are situated on Sylvania Way South, close to Clydebank railway station.

Nearby retailers include **Vaporized**, **Greggs** and **TSB Bank**.

Terms

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

Rent

The subjects are available at rent of £25,000 per annum exclusive.

Rates

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

Rateable Value:	£16,600
Rate Poundage:	£0.48
Rates Payable:	£7,968 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 £2,791 for 2018/19 and sinking fund is estimated at £250.

EPC

Full certificate available on request.

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