

TO LET

109 SYLVANIA WAY

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

GROUND FLOOR:
3,686 SQ FT / 342.4 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 over 7.7 million people.

The Centre comprises approximately 775,000 sq ft (73,000sqm) with anchor tenants including **Primark, Dunelm, Home Bargains, Omniplex Cinema and Asda.**

The unit sits immediately adjacent to Pandora and other retailers located nearby include **New Look, JD, Costa, Deichmann and Boots**

Accommodation

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

Ground floor:
3,686 sq ft / 342.4 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
07711 594 013

Michelle McLaughlin
Michelle.mclaughlin@savills.com
07977 851 507



Subject Premises

The subjects are situated on Sylvania Way, immediately adjacent to Greggs. Primark, B&M, New Look, Boots, Deichmann and Home Bargains are also 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 2023 is as follows:

Rateable Value:	£38,000
Rate Poundage (2024/25)	£0.498
Rates Payable:	£18,924 pa

Any further enquiries should be made direct to the Local Assessors Department.

Service Charge / Sinking Fund

The estimated service charge for the unit is £13,612 per annum for 2023/24 and sinking fund is estimated at £1,234 per annum.

EPC

Full certificate available on request.

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