

## TO LET

# 109 SYLVANIA WAY SOUTH

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

TOTAL SIZE OVER 1 LEVEL  
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 approx 9.3 million people.

The Centre comprises approximately 775,000 sq ft (73,000sqm) with anchor tenants including **Primark, Wilkos, Dunelm, Home Bargains** and **Empire Cinema** situated next to **Asda**. Other retailers include **New Look, JD, Quiz, 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  
0131 247 3746

**Charlie Hall**  
charlie.hall@savills.com  
0131 247 3705



### Subject Premises

The subjects are situated on Sylvania Way, immediately adjacent to Greggs. Wilko, 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 2017 is as follows:

Rateable Value:	£72,500
Rate Poundage:	£0.503
Rates Payable:	£36,468 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 £12,080 per annum for 2021/22 and sinking fund is estimated at £1,068.03 per annum.

### EPC

Full certificate available on request.

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