TO LET

CLYDE-SHOPPINGCENTRE.CO.UK

1 SYLVANIA WAY

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

GROUND FLOOR
1,870 SQ FT / 173.7 SQ M

FIRST FLOOR
2,133 SQ FT / 198.2 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 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
1,870 sq ft / 173.7 sq m

First floor
2,133 sq ft / 198.2 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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0131 247 3746

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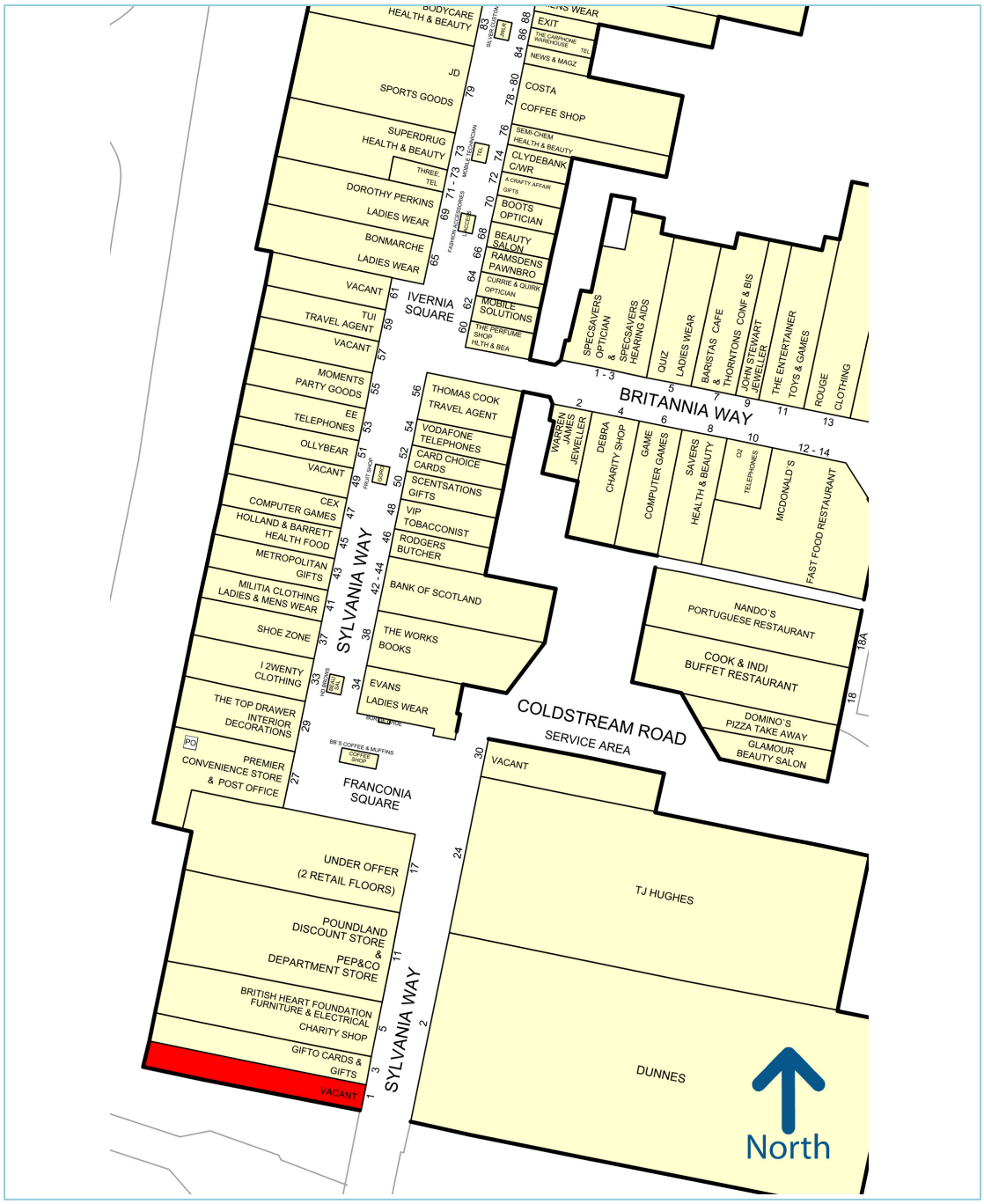

Subject Premises

The subjects are situated in the prime section of Sylvania Way which is fully enclosed and anchored by **Wilkos** and **Primark**.

Nearby retailers **include Poundland, Evans** and **The Works**.

Terms

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

Rent

The subjects are available at rent of £30,000 per annum exclusive.

Rates

The proposed Rateable Value for 2019/20 is as follows:

Rateable Value:	£31,000
Rate Poundage:	£0.490
Rates Payable:	£15,190 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 £13,169 for 2019/20 and sinking fund is estimated at £1,183.

EPC

The subjects are rated G. Full certificate available on request.

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