To Let

15,331 sq ft Retail Premises 17 Britannia Way, Clydebank G81 2RZ



0141 300 8000 avisonyoung.co.uk

Location

Clyde shopping Centre is a regional retail and leisure destination situated in Clydebank, West Dumbartonshire. Located approximately 15 minutes drive-time north east of Glasgow City Centre, Clydebank has a catchment population of approximately 645,000 people within a 30 minute drive time.

The unit occupies a prominent position at the main entrance of the shopping centre.

The centre benefits from 2,500 car parking spaces and strong year-round footfall.

Key neighbouring occupiers include McDonald's, Nando's, Empire Cinema, Specsavers, Dunelm and O2.

Description

The property comprises a fitted ground floor retail unit benefitting from prominent frontage.

We understand the Net Internal Area to be approximately as follows:

Floor	Sq m	Sq ft
Ground	1,424.24	15,331

Passing Rent

£250,000 pax

Lease Terms

The subjects are available by way of a sublease or assignation, with the existing expiry on 5 December 2025.

Planning

The premises falls within Class 1of the Town & Country Planning (Use Classes) (Scotland) Order 1997.

Business Rates

We understand that the property is assessed as follows:

Rateable value: £135,000

present. Interested parties should make their own enquiries with the Local Authority to verify this information.

EPC

An EPC certificate has been commissioned. Please make contact for further details. A certificate can be made available.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Service Charge

The current service charge estimate for the premises is approximately £58,200 per annum.

VAT

VAT if applicable will be charged at the standard rate.

The link below provides access to the new Sainsbury's UK Property Website which provides full details on all our Argos disposals.

https://sainsburvsproperties.co.uk/

For further information please contact:

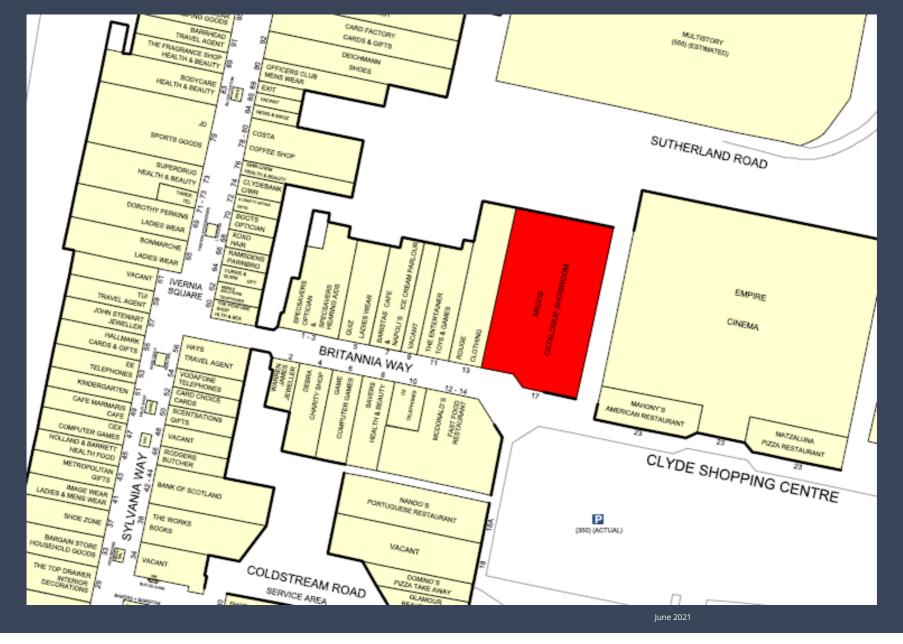
Pete Harding

+44 (0)7920 812 029 Pete.Harding@avisonyoung.com

Rian Dunne

+44 (0)7780 209 737 Rian.dunne@avisonyoung.com





Visit us online avisonyoung.co.uk

Sutherland House, 149 St Vincent Street, Glasgow G2 5NW © Avison Young (UK) Limited. All rights reserved.

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- 4) All prices quoted are exclusive of VAT.
- Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include.

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.