

TO LET

33 SYLVANIA WAY

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

GROUND FLOOR
1,887 SQ FT / 175.3 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 an annual footfall of over 7.7 million people.

The Centre comprises approximately 775,000 sq ft (73,000sqm) with anchor tenants including **Primark, Wilkos, Home Bargains** and **Empire Cinema** situated next to **Asda**. Other retailers include **New Look, JD, Quiz, Costa, TJ Hughes, Deichmann, Argos** and **Boots**.

Accommodation

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

Ground floor:
1,887 sq ft / 175.3 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 in the prime section of Sylvania Way which is fully enclosed and anchored by Wilkos and Primark.

Nearby retailers include **The Works**, **OneBelow**, **Poundland** and **Shoe Zone**.

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:	£24,000
Rate Poundage (2023/24):	£0.498
Rates Payable:	£11,952 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 £7,735 per annum for 2023/24 and sinking fund is estimated at £587 per annum.

EPC

Full certificate available on request.

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

Important Notice:

- Savills, their clients and any joint agent give notice that:
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. **Date: February 2024**