

TO LET

49 SYLVANIA WAY SOUTH

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

TOTAL SIZE:
6,525 SQ FT / 606 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 **Dunelm, New Look, JD, Quiz, Costa, TJ Hughes, Deichmann, Argos** and **Boots**.

Accommodation

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

Ground floor:
3,423 sq ft / 318 sq m

First floor:
3,102 sq ft / 288 sq m

These areas are indicative only and any party should carry out their own measurement survey to verify these areas.

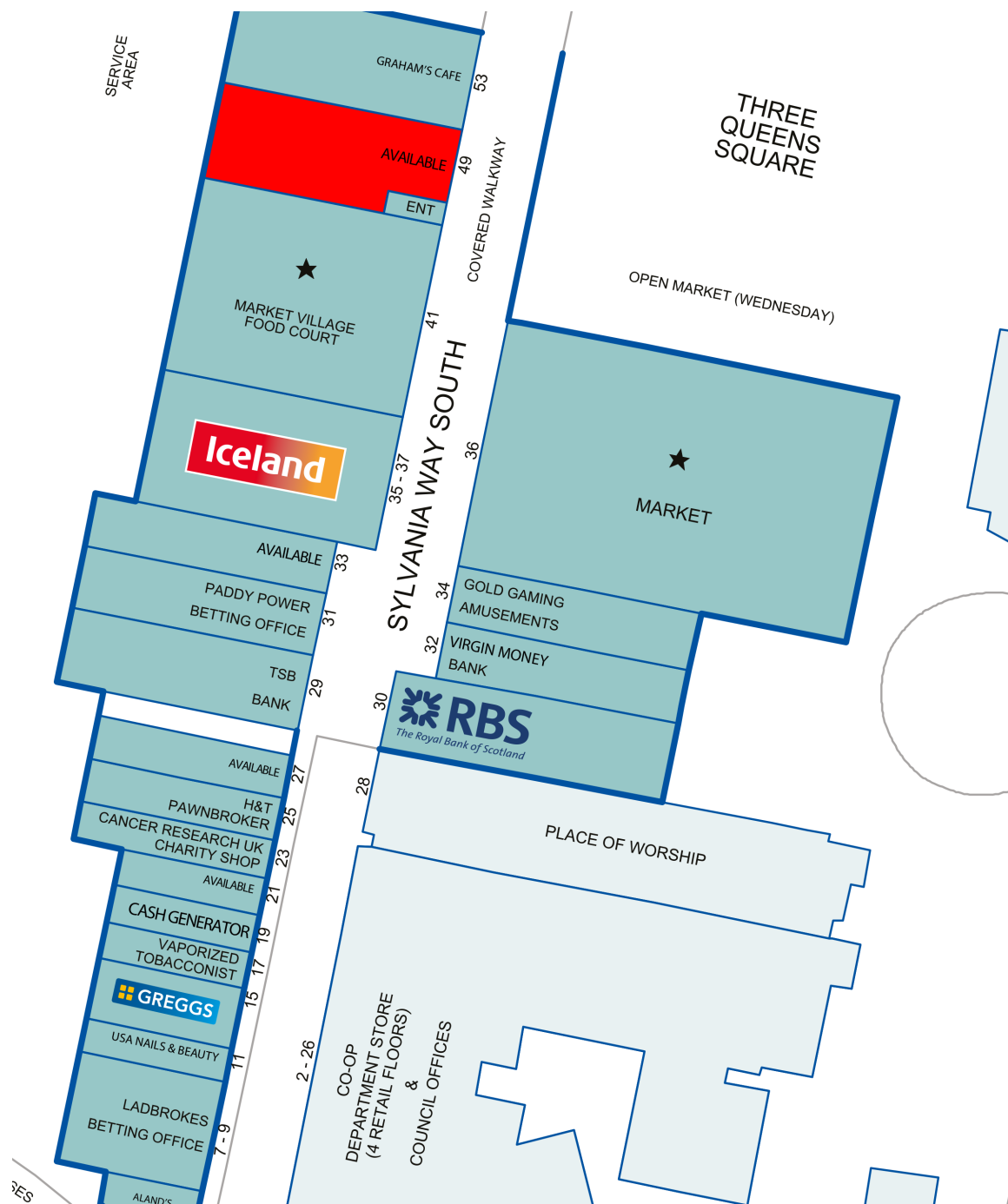
Contact

For all viewing arrangements and other information please contact:



Isla Monteith
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07711 594 013

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07977 851 507



Subject Premises

The subjects are situated on Sylvania Way South, with **Iceland, Paddy Power, TSB, RBS, Greggs, Cancer Research** and **Ladbrokes** all located in the vicinity.

Terms

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

Rent

Further details available on request.

Rates

The Rateable Value from April 2023 is as follows:

Rateable Value:	£64,000
Rate Poundage (2023/24):	£0.511
Rates Payable:	£32,704 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 £22,347 per annum for 2023/24 and sinking fund is estimated at £1,696 per annum.

EPC

Full certificate available on request.

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