

TO LET

# 33 SYLVANIA WAY SOUTH

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

GROUND FLOOR:  
2,135 SQ FT / 198.34 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 over 7.7 million people.

The Centre comprises approximately 775,000 sq ft (73,000sqm) with anchor tenants including **Primark**, **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:**  
**2,135 sq ft / 198.34 sq m**

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

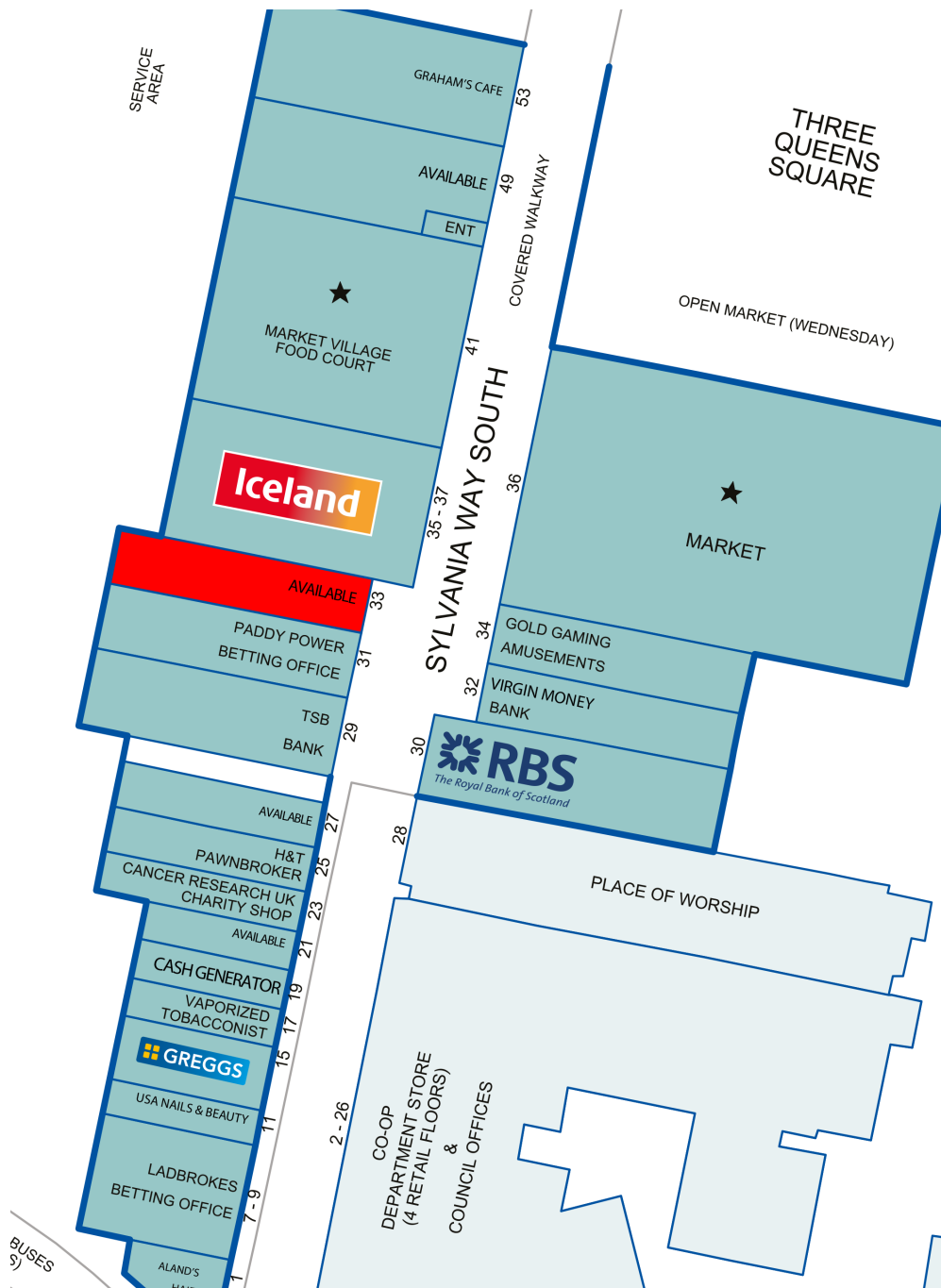
## Contact

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 Sylvania Way South, immediately adjacent to Iceland and Paddy Power. TSB, Virgin Money, RBS and Greggs are also 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:	£38,500
Rate Poundage:	£0.498
Rates Payable:	£19,173 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 £7,630 per annum for 2024/25 and sinking fund is estimated at £680 per annum.

### EPC

Full certificate available on request.

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