

TO LET

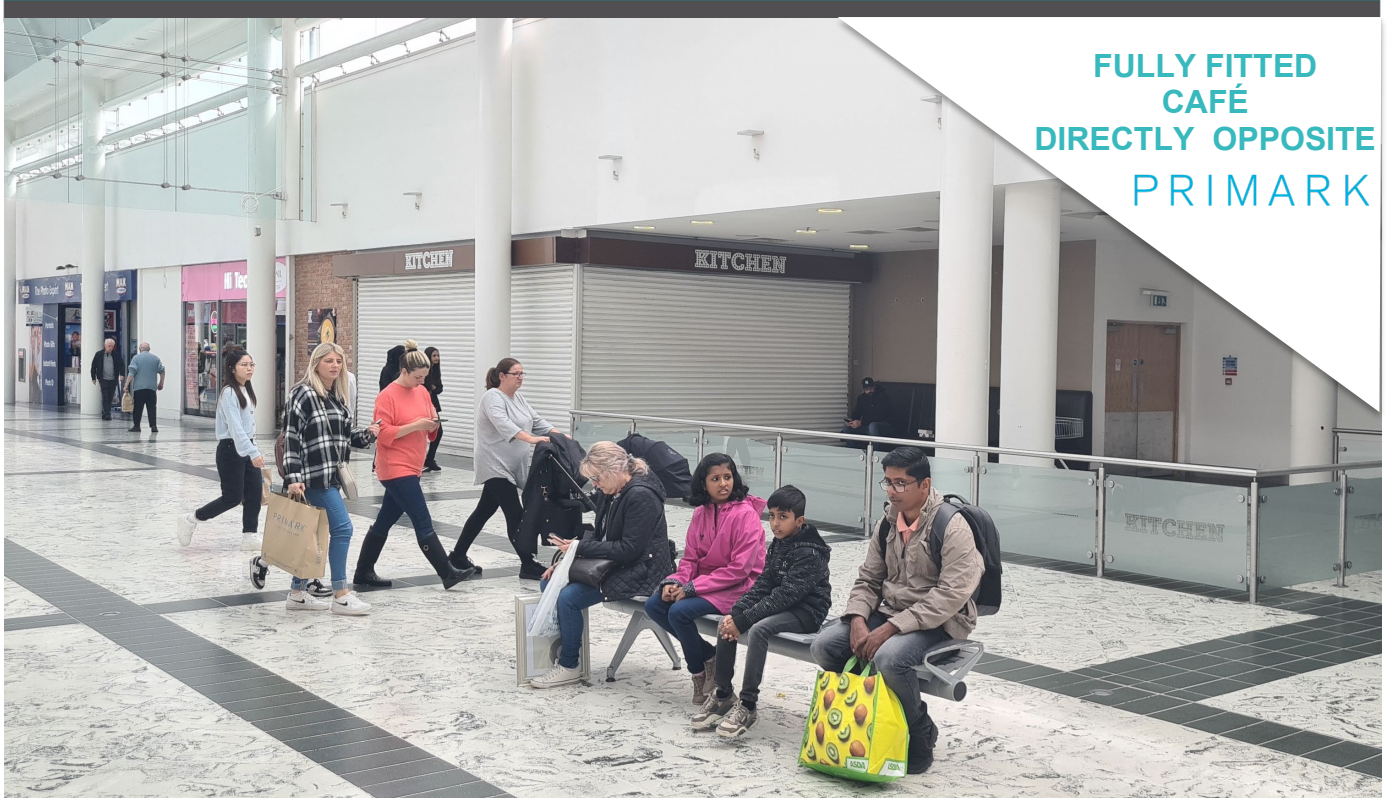
8A CARINTHIA WAY

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

Kiosk Servery: 500 sq ft
Mall Seating: 1,039 sq ft

TOTAL SIZE:
1,539 SQ FT / 142.97 SQ M

Clyde



FULLY FITTED
CAFÉ
DIRECTLY OPPOSITE
PRIMARK

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, Dunelm, TJ Hughes** and **Empire Cinema** situated next to **Asda**. Other retailers include **New Look, JD, Quiz, Costa, Deichmann, Argos** and **Boots**.

Accommodation

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

Ground floor:
Kiosk Servery: 500 sq ft
Mall Seating: 1,039 sq ft
TOTAL AREA: 1,539 sq ft

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.co
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**Unit 8a, Carinthia Way
AVAILABLE**

Subject Premises

The subjects are situated on Carinthia Way, immediately opposite Primark, Wilko and Home Bargains. Pure Gym, Greggs, Subway and B&M are also located in the vicinity.

Terms

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

Rent

Further details on request.

Rates

The Rateable Value from April 2023 is as follows:

Rateable Value:	£25,500
Rate Poundage:	£0.498
Rates Payable:	£12,699 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 £9,333 per annum for 2023/24 and sinking fund is estimated at £582 per annum.

EPC

Full certificate available on request.

Contact

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Michelle McLaughlin
Michelle.mclaughlin@savills.com
07977 851 507

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