

# 61 SYLVANIA WAY

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

GROUND FLOOR  
1,375 SQ FT / 127.7 SQ M

FIRST FLOOR  
658 SQ FT / 61.1 SQ M

# Clyde



Clydebank Shopping Centre is a regional 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, namely Clydebank and Singer. The centre benefits from 2,500 car parking spaces. Clydebank has a catchment population of 645,512 people within a 30 minute drive time and benefited from a footfall of over 7m people in 2016.

The Centre comprises approximately 775,000 sqft (73,000sqm) with anchor tenants including Primark, Dunnes, Wilkos, Home Bargains and Empire Cinema situated next to Asda. Other retailers include New Look, Dorothy Perkins, Quiz, Watt Bros, Deichmann, Argos, Boots and Costa.

## Accommodation

The unit is arranged over ground and first floors and provides the following estimated areas:

**Ground floor**  
**1,375 sq ft / 127.7 sq m**

**First floor**  
**658 sq ft / 61.1 sq m**

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

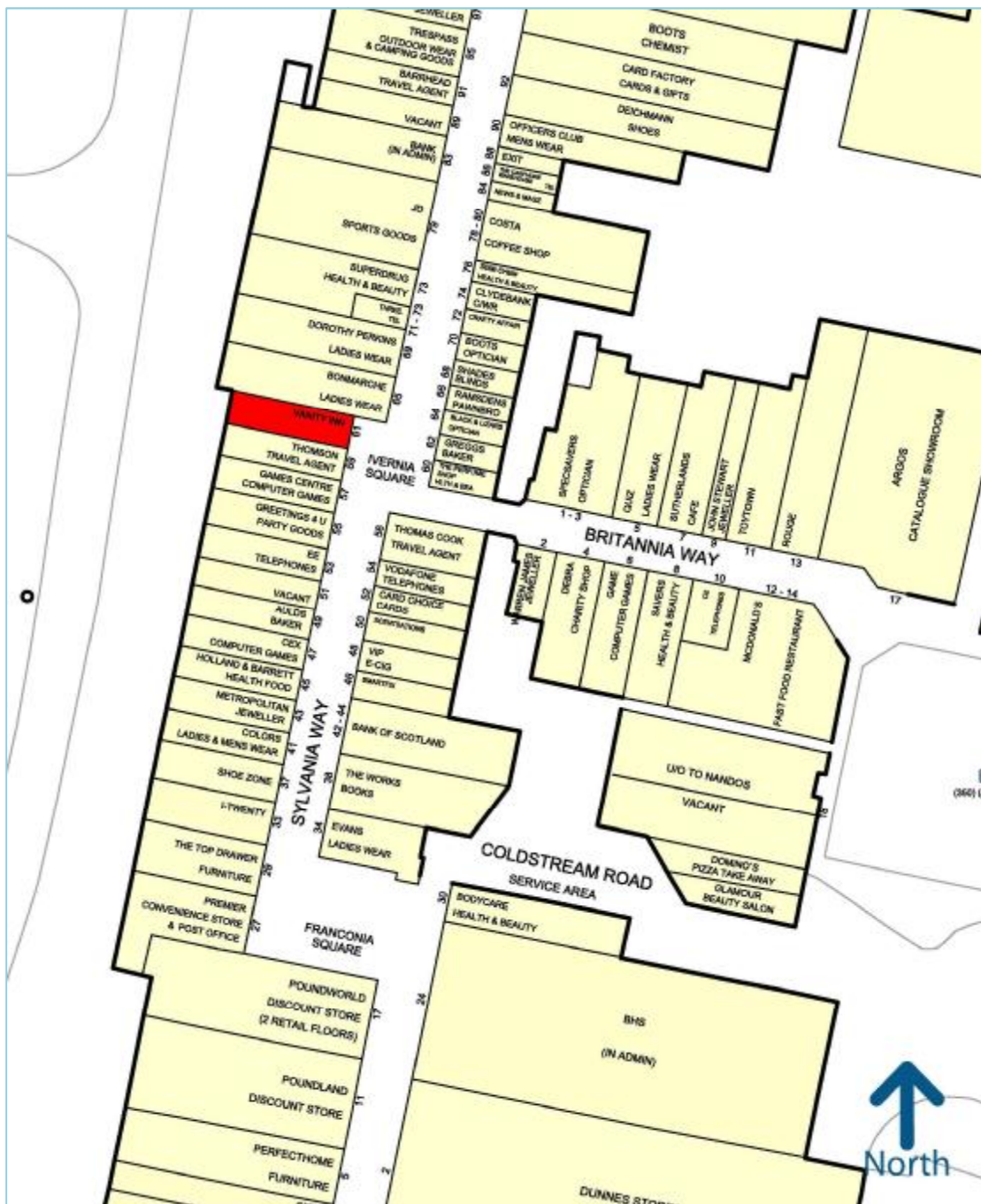
## Contact

For all viewing arrangements and other information please contact:

**Estelle Forrester**  
[eforrester@savills.com](mailto:eforrester@savills.com)  
0141 222 5851

**Gordon Nicolson**  
[gnicolson@savills.com](mailto:gnicolson@savills.com)  
0141 222 4126





## Subject Premises

The subjects are situated in the prime section of Sylvania Way which is fully enclosed and anchored by Wilkos, Primark and Dunnes.

Nearby retailers include Thomson, Bon Marche and Greggs.

## Terms

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

## Rent

The subjects are available at rent of £55,000 per annum exclusive.

## Rates

The proposed Rateable Value for 2017/18 is as follows:

RV:	£29,250
Rate poundage:	0.466p
Rates payable:	£13,631 per annum

Any further enquiries should be made direct to the Local Assessors Department.

## Service Charge

The estimated service charge for the unit is £7,814 for 2017/18.

## EPC

The subjects are rated F. Full certificate available on request.

## Contact

For all viewing arrangements and other information please contact:



**Estelle Forrester**  
[eforrester@savills.com](mailto:eforrester@savills.com)  
 0141 222 5851

**Gordon Nicolson**  
[gnicolson@savills.com](mailto:gnicolson@savills.com)  
 0141 222 4126

**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: 17th March 2017**