

# 83 SYLVANIA WAY

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

GROUND FLOOR  
2,819 SQ FT / 261.9 SQ M

FIRST FLOOR  
2,876 SQ FT / 267.2 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**  
**2,819 sq ft / 261.9 sq m**

**First floor**  
**2,876 sq ft / 267.2 sq m**

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

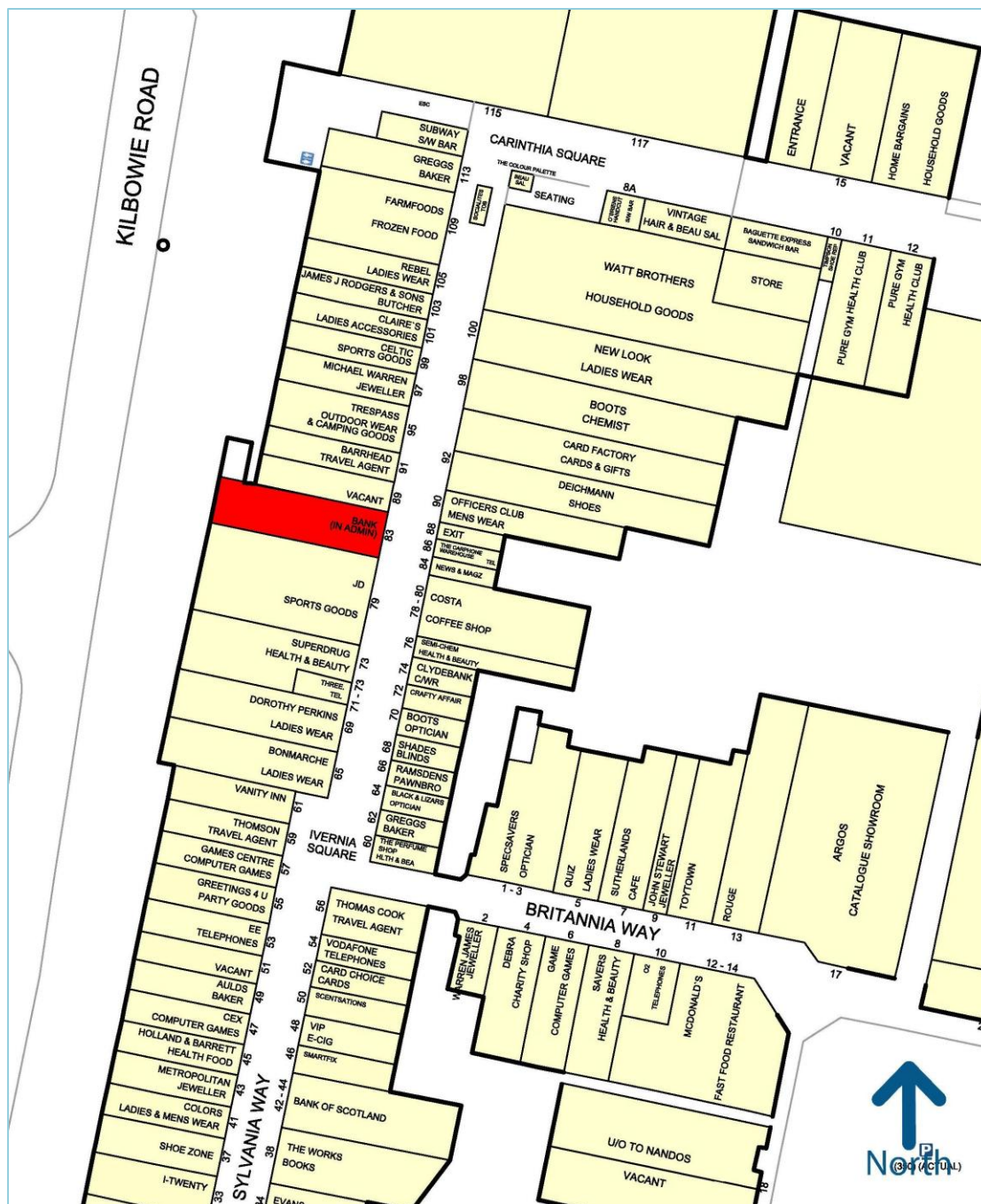
## Contact

For all viewing arrangements and other information please contact:



**Estelle Forrester**  
eforrester@savills.com  
0141 222 5851

**Victoria Freed**  
Victoria.freed@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 JD Sports, Costa Coffee and Deichmann.

### Terms

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

### Rent

The subjects are available at rent of £68,000 per annum exclusive.

### Rates

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

Rateable Value:	£57,000
Rate Poundage:	0.492p
Rates Payable:	£28,044 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 £22,093.89 for 2017/18 and sinking fund is estimated at £1,983.45.

### EPC

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

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