

To Let

15,331 sq ft Retail Premises
17 Britannia Way, Clydebank
G81 2RZ



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avisonyoung.co.uk

Location

Clyde shopping Centre is a regional retail and leisure destination situated in Clydebank, West Dumbartonshire. Located approximately 15 minutes drive-time north east of Glasgow City Centre, Clydebank has a catchment population of approximately 645,000 people within a 30 minute drive time.

The unit occupies a prominent position at the main entrance of the shopping centre.

The centre benefits from 2,500 car parking spaces and strong year-round footfall.

Key neighbouring occupiers include **McDonald's**, **Nando's**, **Empire Cinema**, **Specsavers**, **Dunelm** and **O2**.

Description

The property comprises a fitted ground floor retail unit benefitting from prominent frontage.

We understand the Net Internal Area to be approximately as follows:

Floor	Sq m	Sq ft
Ground	1,424.24	15,331

Passing Rent

£250,000 pax

Lease Terms

The subjects are available by way of a sublease or assignment, with the existing expiry on 5 December 2025.

Planning

The premises falls within Class 1 of the Town & Country Planning (Use Classes) (Scotland) Order 1997.

Business Rates

We understand that the property is assessed as follows:

Rateable value: £135,000

The premises may qualify for rates relief at present. Interested parties should make their own enquiries with the Local Authority to verify this information.

EPC

An EPC certificate has been commissioned. Please make contact for further details. A certificate can be made available.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Service Charge

The current service charge estimate for the premises is approximately £58,200 per annum.

VAT

VAT if applicable will be charged at the standard rate.

For further information please contact:

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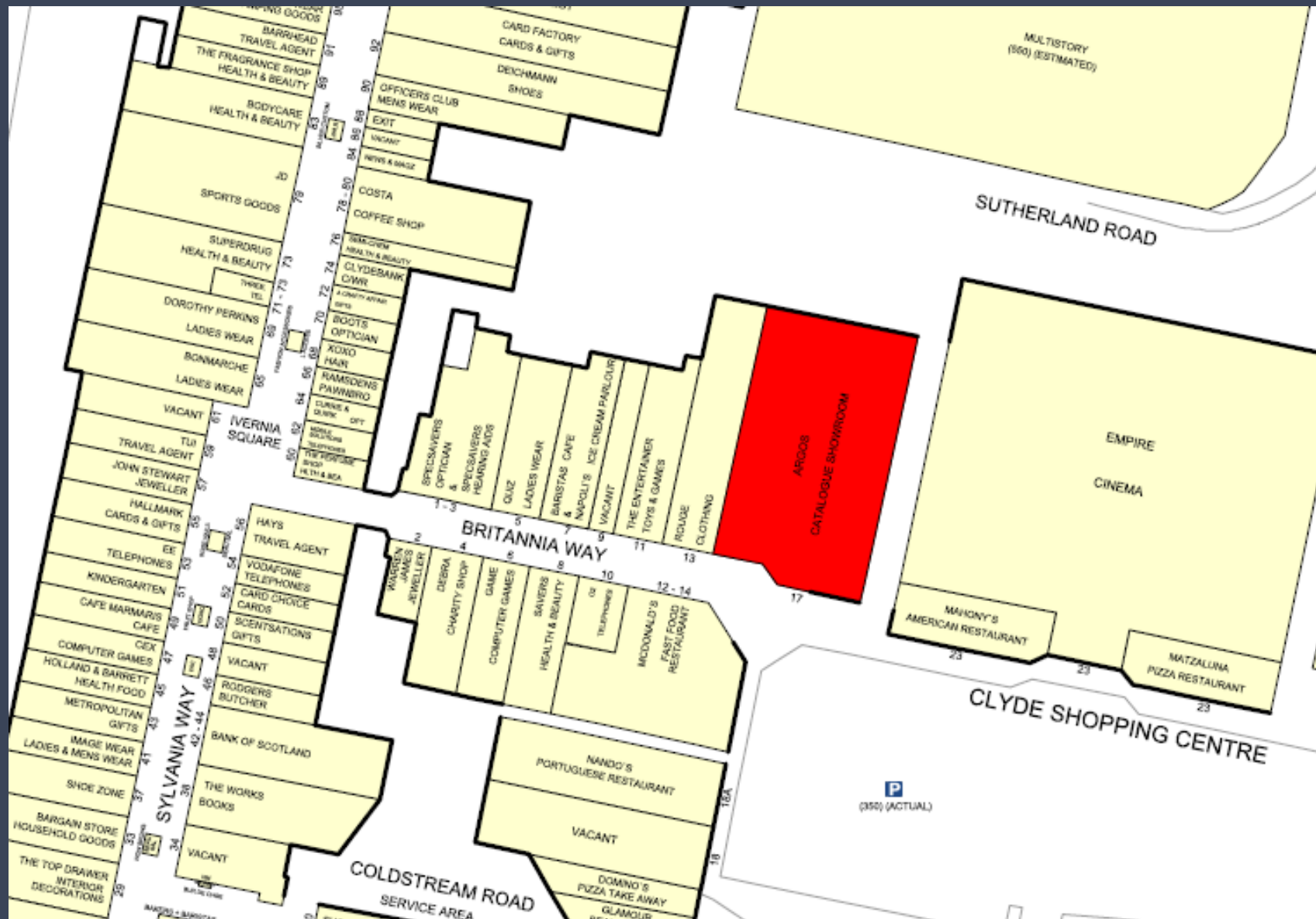
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February 2021

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