

TO LET

Unit 1 Clyde Retail Park
Clydebank G81 2XA

- ▶ Out of Town retail opportunity
- ▶ 10,925 sq ft
- ▶ Part of 10-unit terrace plus KFC
- ▶ Strong tenant mix



LOCATION

Clydebank is located 10.5 km (6.5 miles) north-west of Glasgow city centre. The town is 10 km (6.5 miles) east of Dumbarton and borders the town of Milngavie to the north and Glasgow's Yoker and Drumchapel districts to the east. The town is easily accessed from the A814 and A82 and is around 20 minutes' off-peak drive time from Glasgow city centre. Clydebank has a resident population of 45,000 people and a catchment population of 184,574 within 15 minutes' drive time.

Clyde Retail Park occupies a prominent position in Clydebank's core retail location, adjacent to the 625,000 sq ft Clyde Shopping Centre. The retail park comprises what is effectively a south facing linear terrace of 10 units, together with a further KFC drive-thru.

The scheme benefits from an excellent forecourt parking provision of 576 spaces equating to a 1:250 ratio. There are further spaces on the site immediately adjacent to the western boundary.

Occupying a site of around 3.6 hectares (8.9 acres) and extending to approximately 148,867 sq ft, the park has a strong tenant line-up including: **Matalan, Sports Direct, TK Maxx, Go Outdoors, Home Bargains** and **KFC**.

ACCOMMODATION

The units themselves are of steel portal frame construction and offer flexible modern accommodation with sufficient eaves height to allow installation of mezzanine floors. The subjects are arranged over ground floor extending to the following approximate net internal floor areas:

GROUND FLOOR	10,925 SQ FT	1,014 SQ M
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PLANNING

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from an open Class 1 consent and can therefore be used for retail use. Interested parties are advised to speak directly to the Local Planning Authority.

LEASE

The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly rent reviews.

RENT

Offers of **£130,000 per annum** exclusive are invited.

SERVICE CHARGE

Established low service charge of under £1 per sq ft.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£95,500**. (Each new occupier has the right of appeal against this figure).

Based on the intermediate property rate of 51.1p, this rateable value will result in an estimated rates liability in financial year 2023/24 of **£48,801**.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

DATE OF ENTRY

By arrangement.

LEGAL COSTS

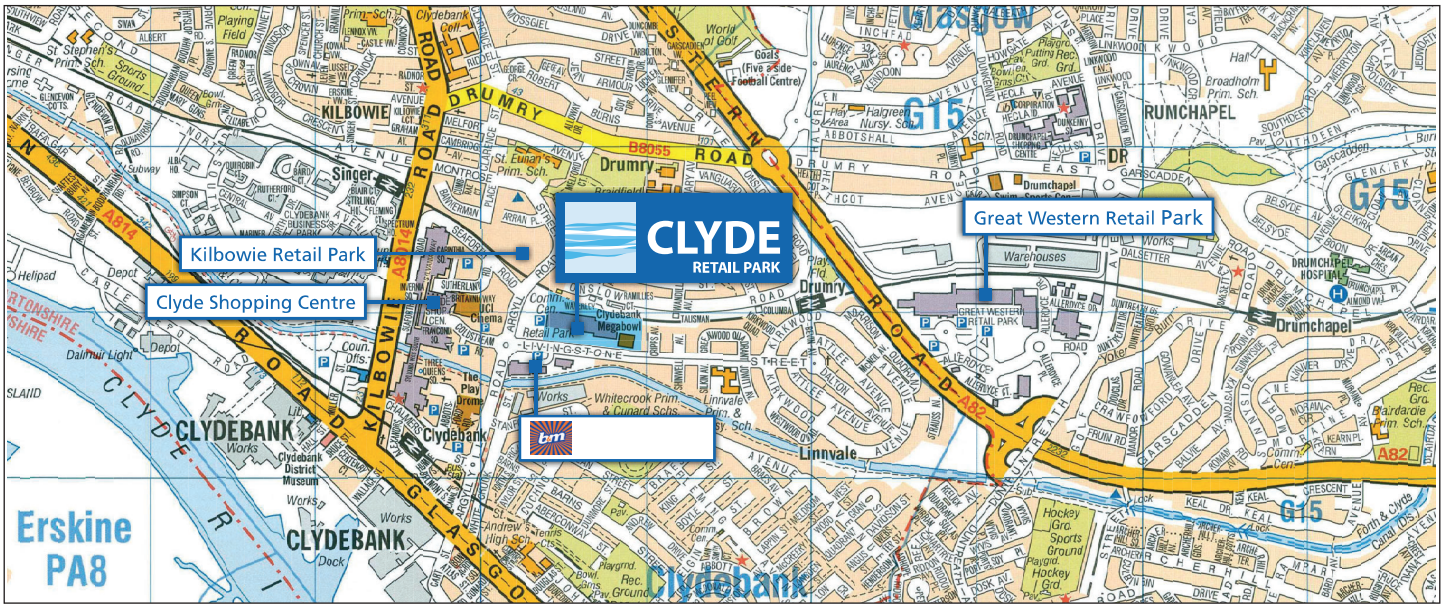
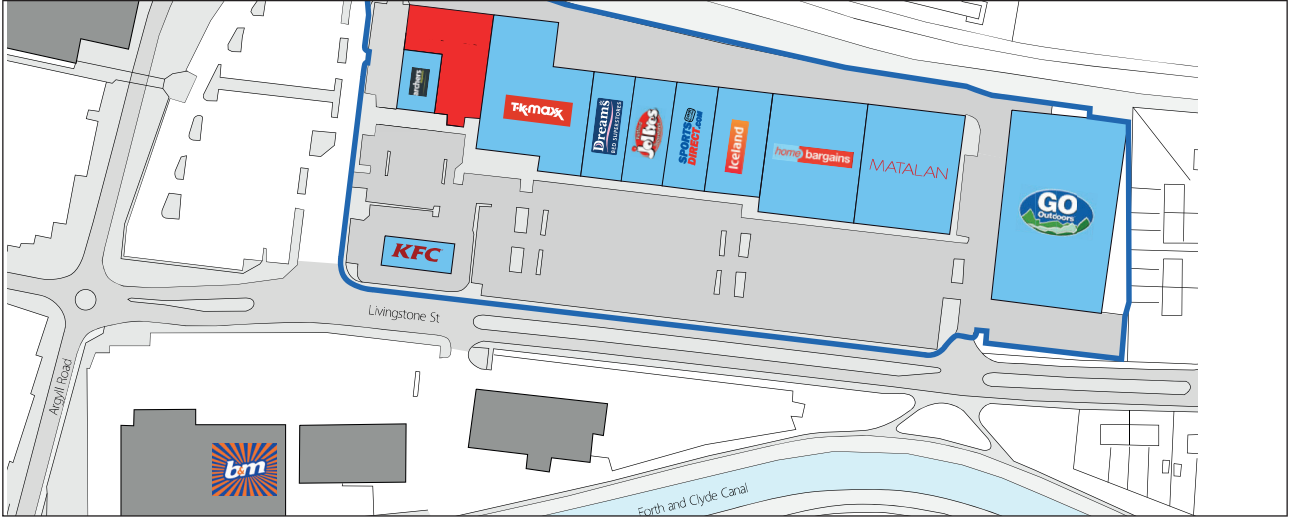
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

All viewings are strictly by prior arrangement with EYCO on 0141 378 8888.

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SXB/JH/RW2146 - Date of publication: 1 March 2023

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