# CLASS E OPPORTUNITY

# UNIT 1-3, MERCER WALK PAVILIONS SHOPPING CENTRE

# **Description**

Uxbridge is situated some 5 miles from the junction of the M25/M40 with a population of some 1.5 million within a 20 minute drive time. The Pavilions comprises some 390,000 sq. ft. and provides an attractive trading environment anchored by **Marks & Spencer, Primark, TK Maxx** and **Tesco** with the benefit of 920 car spaces. Other tenants represented include **The Body Shop, Clinton Cards, The Entertainer, Costa, Roman Originals and EE**.

Please refer to the attached copy of the street traders plan for further details.

# Accommodation

The unit is arranged over ground and first floors, providing the following net internal floor areas:

Ground Floor	1,776 sq. ft.	(164.9 sq. m)
First Floor	1,039 sq. ft.	(96.5 sq. m)

#### Lease

The unit is available by way of a new effective full repairing and insuring lease, for a term to be agreed, subject to 5 yearly upward only rent reviews.

## Rent



per annum exclusive.

#### **Service Charge**

The current service charge for the financial year is £27,414.66 annum.

#### **Business Rates**

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£39,750
UBR (23/24)	0.512p

All parties are to advised to make their own enquires to the relevant authority.

# EPC

The property has an EPC rating of E 103. A full report is available upon request.

#### Legal Costs

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

#### Viewing

Strictly by appointment through sole agents, Green & Partners, contacting:

## Freddie King

07545 386694

freddie.king@greenpartners.co.uk

Matt Beardall 07912 746923 matt.beardall@greenpartners.co.uk

Subject to Contract

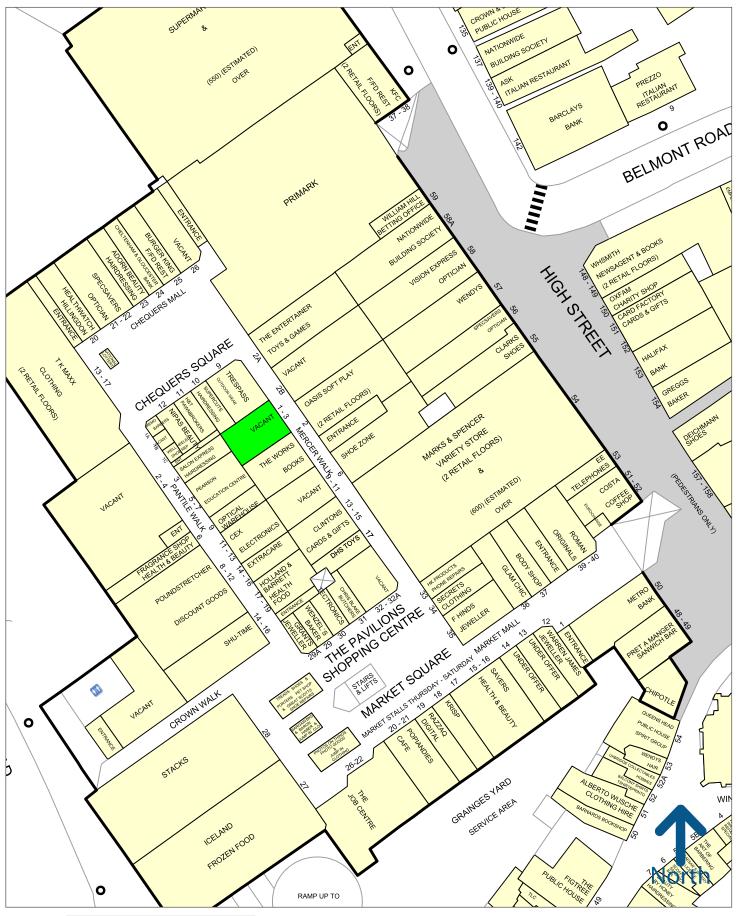


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