

CLASS E OPPORTUNITY

UXBRIDGE

UNIT 36, MARKET SQUARE
THE 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, TK Maxx, Primark** and **Tesco** with the benefit of 920 car spaces.

Other tenants represented include **The Body Shop, Iceland, The Entertainer, Metro Bank, Costa, Greggs, Savers, Roman Originals, Holland & Barrett** 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 approximate areas:

Ground Floor	1,051 sq. ft.	(97.64 sq. m)
First Floor	517 sq. ft.	(48.03 sq. m)

Lease

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

Rent

£60,000

per annum exclusive.

Service Charge

The current service charge for the financial year is £19,487.29 per annum.

Business Rates

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

Rateable Value	£26,000
UBR (23/24)	0.499p

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

EPC

The property has an EPC rating of C. 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



50 metres

Experian Goad Plan Created: 30/01/2024
Created By: Green and Partners



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