

CLASS E OPPORTUNITY

UXBRIDGE

UNIT 2B, 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.

The subject unit is located in Mercer Walk between the new **Primark** and **Marks and Spencer**.

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:

Gross Frontage	36 ft	(10.98 m)
Net Frontage	33 ft	(10.18 m)
Shop Depth	102 ft 10 ins	(31.35 m)
Ground Floor Sales	3,179 sq. ft.	(350 sq. m)
First Floor Ancillary	3,123 sq. ft.	(290.1 sq. m)
Basement Ancillary	278 sq. ft.	(25.8 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

£75,000

per annum exclusive.

Service Charge

The current service charge for the financial year is £33,182.99 per annum.

Business Rates

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

Rateable Value	£51,000
UBR (24/25)	0.546p

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

EPC

The property has an EPC rating of E 101. 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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