

## CLASS E OPPORTUNITY

## UXBRIDGE

57 HIGH STREET  
PAVILIONS SHOPPING CENTRE

## SUBJECT TO VACANT POSSESSION

**Description**

Uxbridge is a suburban town in West London, part of the London Borough of Hillingdon. 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** and **Tesco** with the benefit of 920 car spaces. Other tenants represented include **The Body Shop, Pret A Manger, Greggs, 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	2,919 sq. ft.	(271.18 sq. m)
First Floor Sales	1,389 sq. ft.	(129.04 sq. m)
First Floor Ancillary	1,086 sq. ft.	(100.89 sq. m)
<b>TOTAL</b>	<b>5,394 sq. ft.</b>	<b>(501.11 sq. m)</b>

**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**

Upon application.

**Service Charge**

The current service charge for the financial year is £49,492 per annum.

**Business Rates**

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

<b>Rateable Value</b>	£95,500
<b>UBR (26/27)</b>	0.43p

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

**EPC**

The property has an EPC rating of B 43. 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*

