

CLASS E OPPORTUNITY

UXBRIDGE

UNIT 31, MARKET SQUARE
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** and **Tesco** with the benefit of 920 car spaces.

Other tenants represented include **Greggs, The Body Shop, Card Factory, The Entertainer, Poundstretcher, Iceland, 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 approximate areas:

Ground Floor	598 sq. ft.	(55.55 sq. m)
First Floor	457 sq. ft.	(42.45 sq. m)
Total	1,055 sq. ft.	(98.01 sq. m)

Lease

The unit is available by way of a new effective full repairing and insuring lease, for a term of years 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 £11,000 per annum.

Business Rates

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

Rateable Value	£15,000
UBR (26/27)	0.382p

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

EPC

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

