CLASS E OPPORTUNITY

UXBRIDGE

UNIT 14/16, PANTILE 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, 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 floor only, providing the following areas:

Ground Floor	2,663 sq. ft.	(247.39 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
£70,000

per annum exclusive.

Service Charge
The current service charge for the financial year is £22,910.78 per annum.

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

Rateable Value	£35,750
UBR (26/27)	0.382p

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

EPC
The property has an EPC rating of C 51. 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

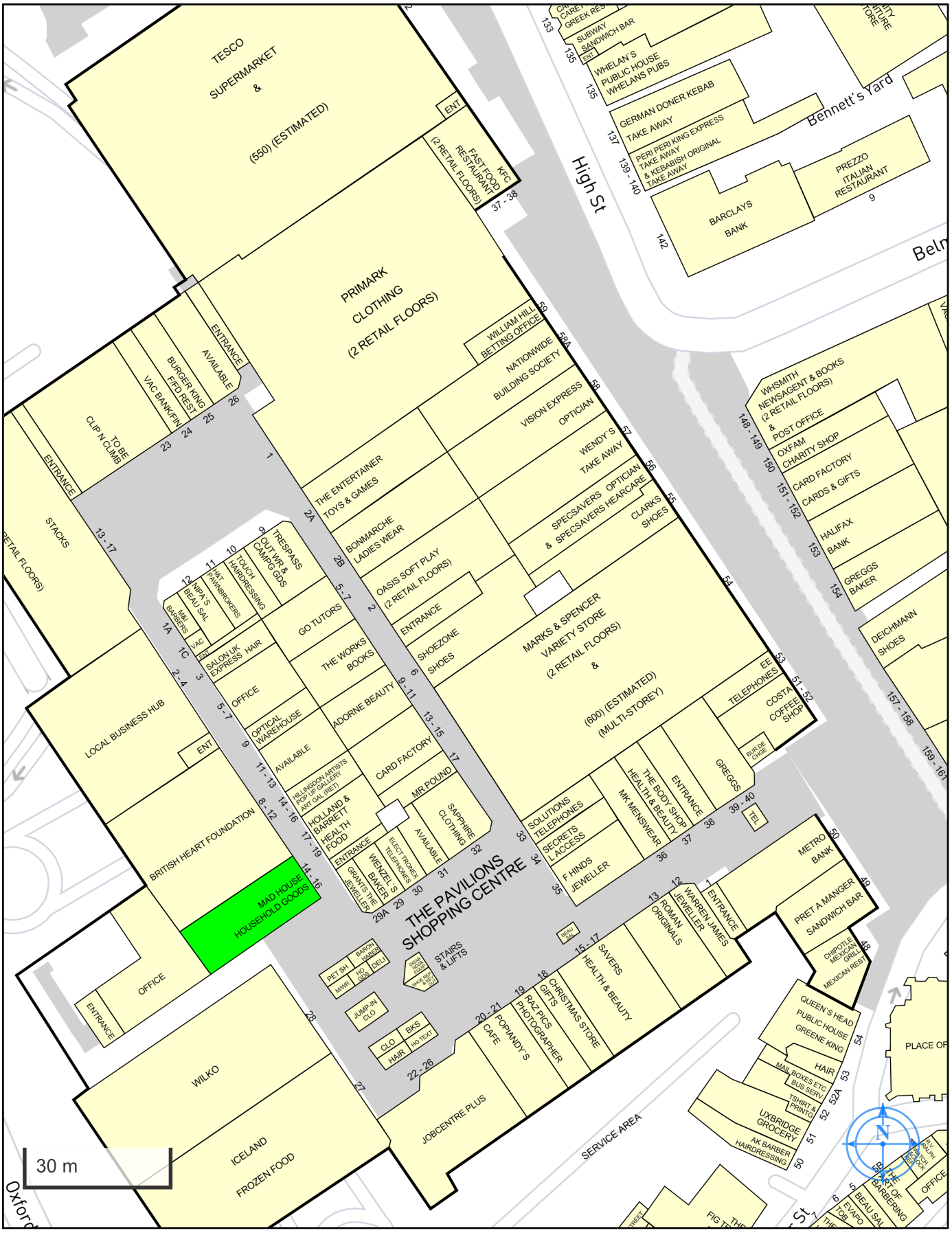
Matt Beardall **07912 746923**
matt.beardall@greenpartners.co.uk

Subject to Contract

Green and Partners for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are used without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each of the statements made herein: and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or gain, any representation or warranty whatsoever in relation to this property.

Uxbridge (Uxbridge - Oct 26)

Modified: 21-Oct-26 09:38:25 / Surveyed: 08-Nov-24



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