

CLASS E OPPORTUNITY

UXBRIDGE

57 HIGH STREET 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, Argos, TK Maxx, Primark** and **Tesco** with the benefit of 920 car spaces. The unit sits adjacent to **Vision Express** and **Trespass** with other notable tenants include **Wilko, The Body Shop, Clinton Cards, The Entertainer, Hotter Shoes, Metro Bank, Costa, Savers, Roman Originals** and **EE**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The unit is arranged ground and first floors providing the following approximate accommodation:

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)

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

Upon application.

Subject to Contract

Service Charge

The current service charge for the financial year is £50,672 per annum.

Business Rates

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

Rateable Value	£132,000
UBR (21/22)	0.512p

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

EPC

The property has an EPC rating of D 84. A full report is available upon request.

Legal Costs

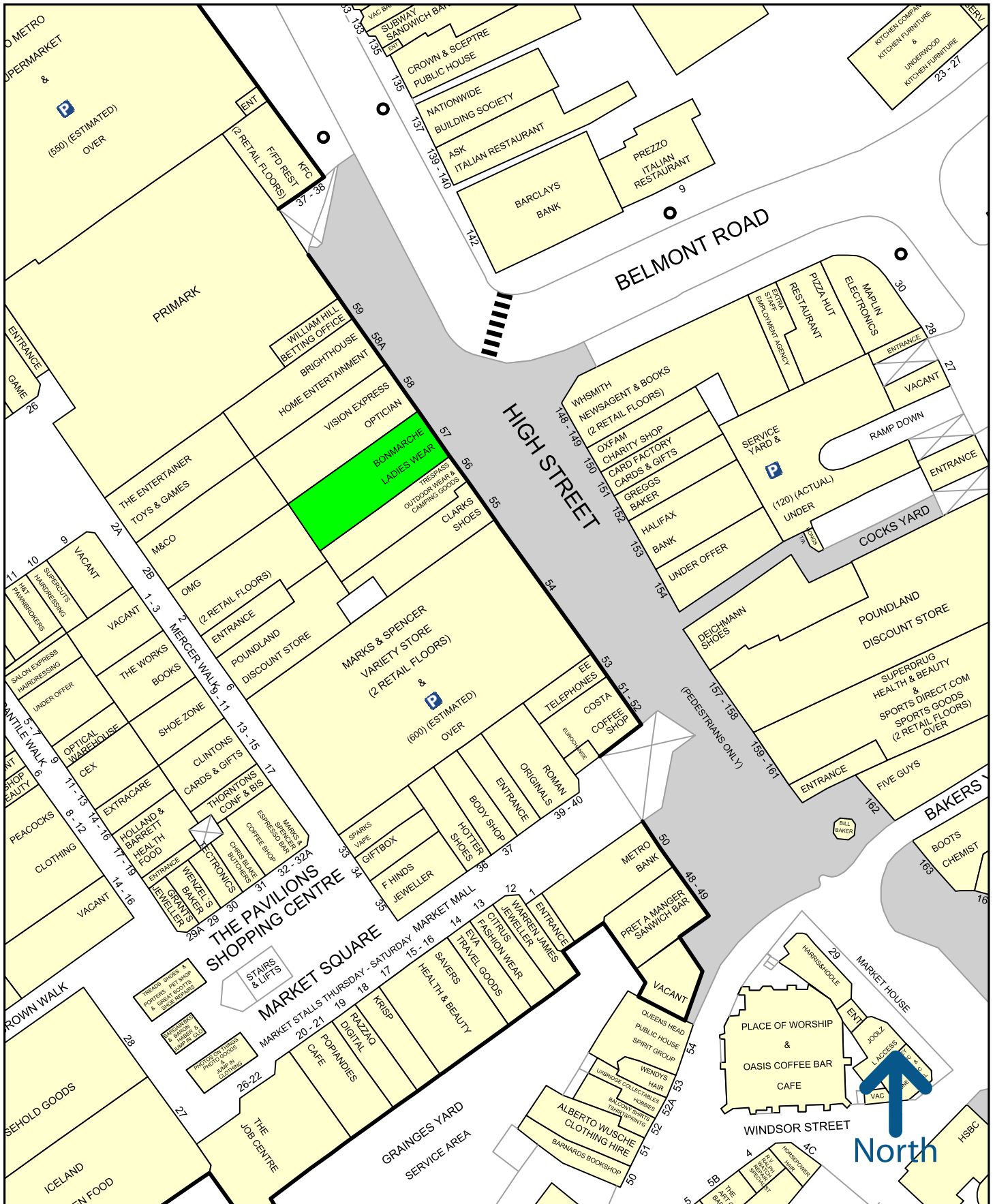
Each party to be responsible for their own legal costs incurred in this transaction.

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



50 metres

Experian Goad Plan Created: 09/03/2020
Created By: Green and Partners



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