# CLASS E OPPORTUNITY

# UNIT 1-3, 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. Other tenants represented include Wilko, The Body Shop, Clinton Cards, 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	1,776 sq. ft.	(164.9 sq. m)
First Floor	1,039 sq. ft.	(96.5 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



per annum exclusive.

#### **Service Charge**

The current service charge for the financial year is £27,414.66 annum.

#### **Business Rates**

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

Rateable Value	£63,500
UBR (21/22)	0.512p

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

### EPC

The property has an EPC rating of E 103. 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

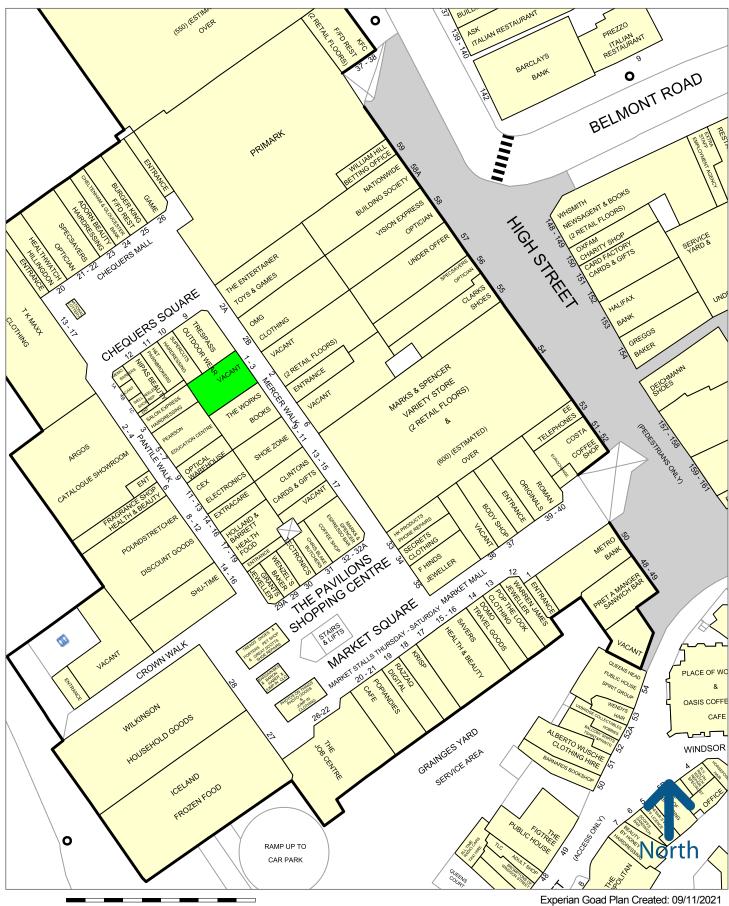


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50 metres

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