

# CLASS E OPPORTUNITY

## UXBRIDGE

### UNIT 2, 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.

The subject unit is located in Mercer Walk between **Primark** and **Marks & Spencer**.

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:

<b>Internal Width</b>	35 ft 6 ins	(10.8 m)
<b>Shop Depth</b>	79 ft 10 ins	(24.3 m)
<b>Ground Floor</b>	2,983 sq. ft.	(277.13 sq. m)
<b>First Floor Sales</b>	1,885 sq. ft.	(175.11 sq. m)
<b>First Floor Ancillary</b>	780 sq. ft.	(72.46 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

## £50,000

per annum exclusive.

#### Service Charge

The current service charge for the financial year is £34,322.99 per annum.

#### Business Rates

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

<b>Rateable Value</b>	£49,750
<b>UBR (23/24)</b>	0.499p

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

#### EPC

The property has an EPC rating of C 63. A full report is available upon request.

#### Legal Costs

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

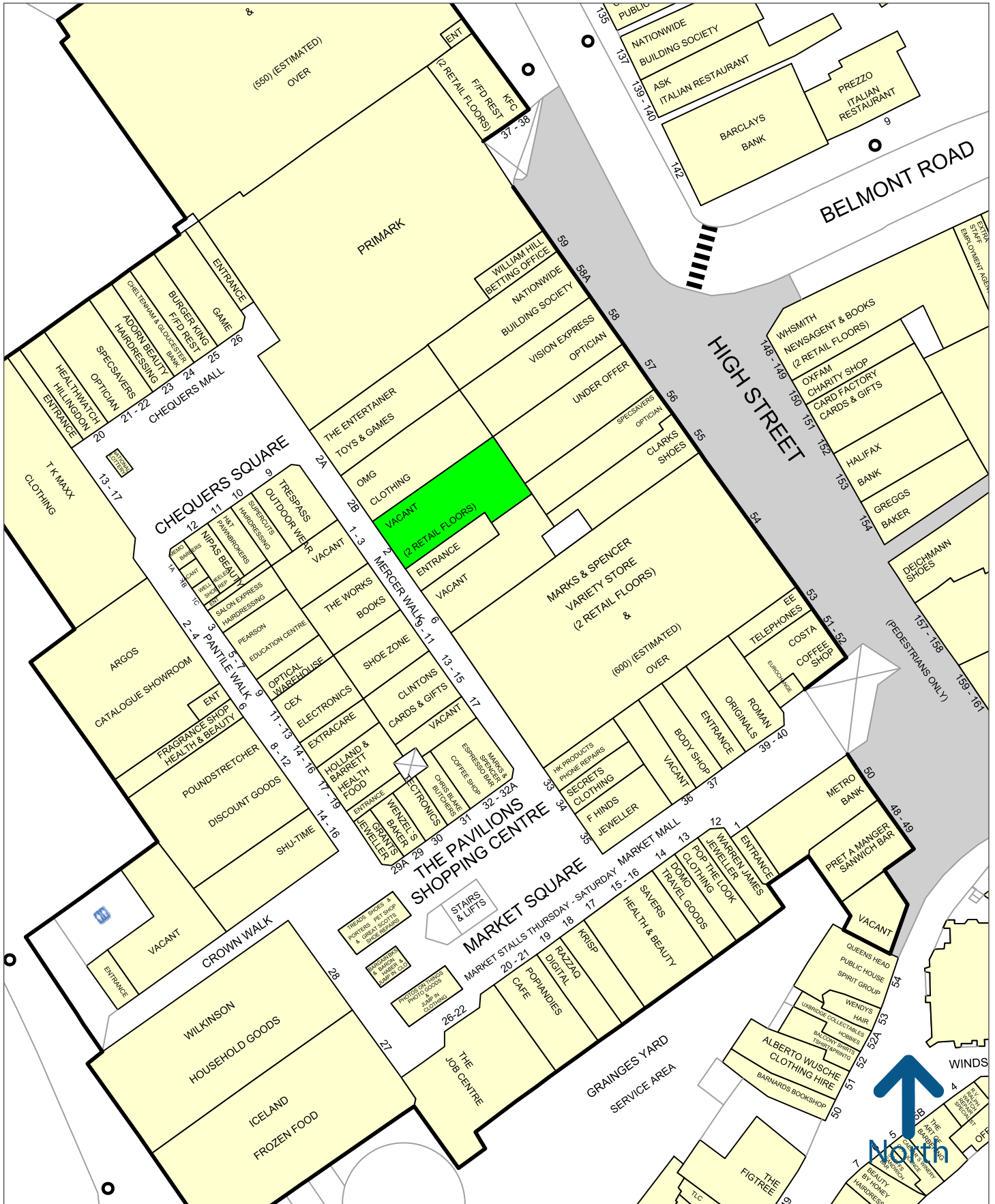
#### Viewing

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*



Experian Goad Plan Created: 09/11/2021  
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