

PRIME SHOP TO LET

UXBRIDGE

UNIT 9, CHEQUERS SQUARE
PAVILIONS SHOPPING CENTRE

PRIMARK NOW OPEN

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** and **Tesco** with the benefit of 920 car spaces.

The subject unit occupies a prominent corner location opposite the new **Primark** and close to **The Entertainer** and **TK Maxx**.

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:

Internal Width	36 ft	(10.9 m)
Return Frontage	33 ft	(10.0 m)
Ground Floor	1,534 sq. ft.	(142.5 sq. m)
First Floor	1,098 sq. ft.	(102.0 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.

Rent**£65,000**

per annum exclusive.

Service Charge

The current service charge for the financial year is £27,035 per annum.

Business Rates

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

Rateable Value	£65,500
UBR (20/21)	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 C 72. A full report is available upon request.

Legal Costs

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

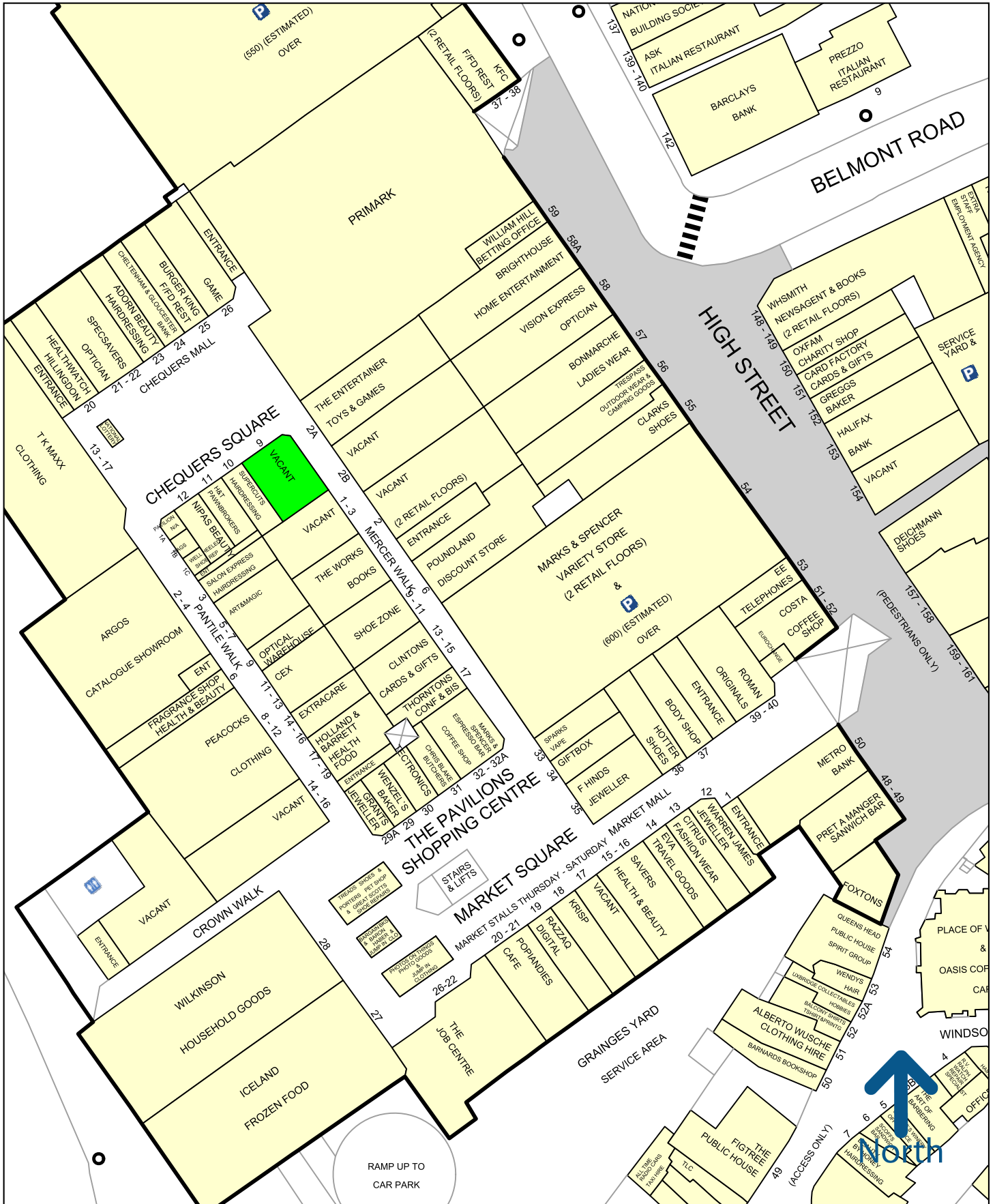
Viewing

Viewing is strictly by appointment through sole agents, **Green & Partners**, contacting:

Matt Beardall 020 7659 4836
matt.beardall@greenpartners.co.uk

Harry Jeffery 020 7659 4837
harry.jeffery@greenpartners.co.uk

Subject to Contract



Experian Goad Plan Created: 26/03/2019
Created By: Green and Partners

