

CLASS E OPPORTUNITY

UXBRIDGE

UNIT 33, MARKET SQUARE 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, TK Maxx, Primark and Tesco** with the benefit of 920 car spaces. Other tenants represented include **Wilko, The Body Shop, Clinton Cards, The Entertainer, Iceland, 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	827 sq. ft.	(76.83 sq. m)
First Floor Ancillary	536 sq. ft.	(49.80 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 and subject to vacant possession.

Rent

£27,500

per annum exclusive.

Service Charge

The current service charge for the financial year is £13,924.46 per annum.

Business Rates

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

Rateable Value	£32,250
UBR (20/21)	0.499P

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

EPC

The property has an EPC rating of C 74. A full report is available upon request.

Legal Costs

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

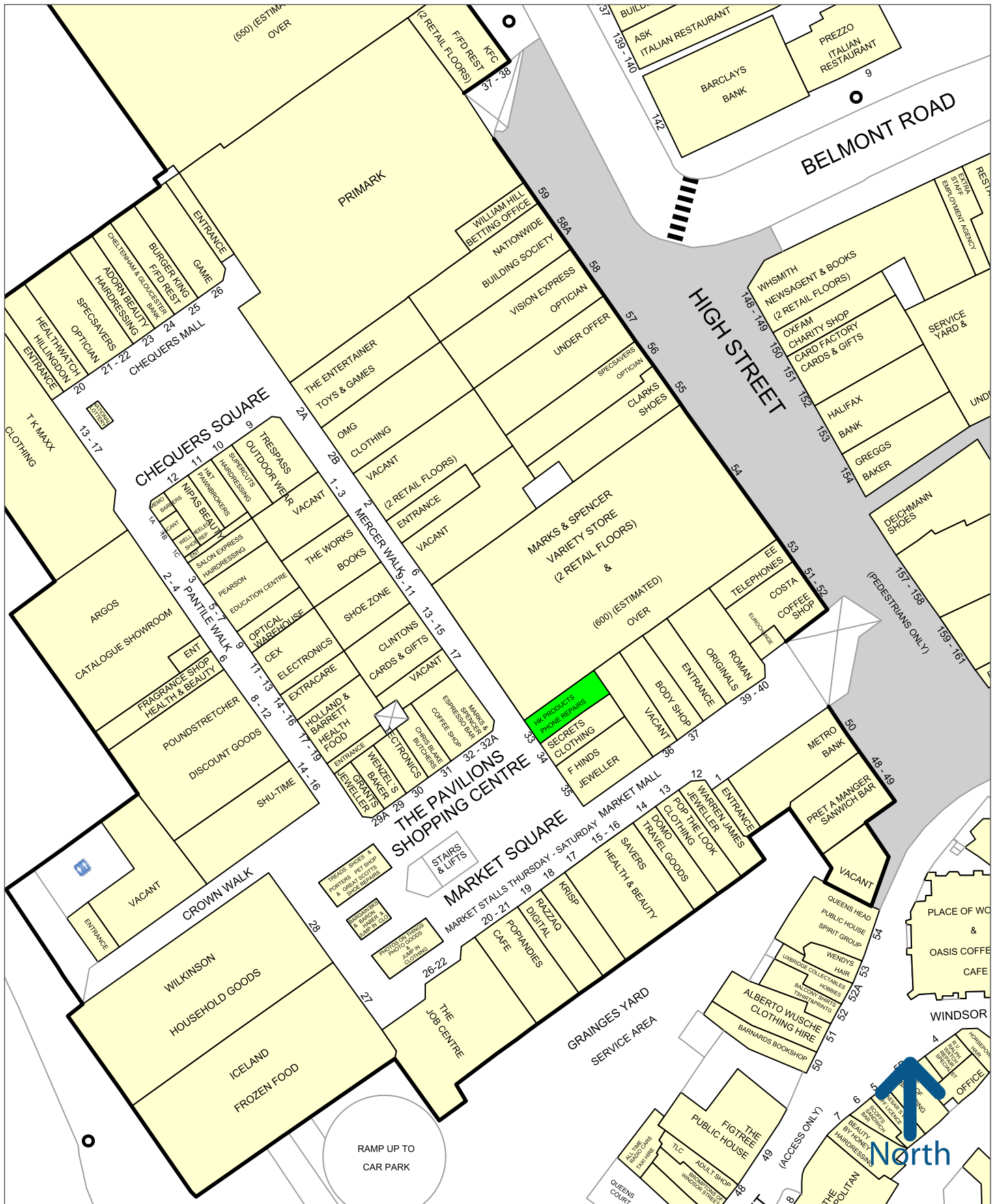
Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

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

Harry Jeffery 020 7659 4837
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Subject to Contract



Experian Goad Plan Created: 09/11/2021
Created By: Green and Partners



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