

CLASS E OPPORTUNITY

UXBRIDGE

UNIT 13-17

CHEQUERS SQUARE

PAVILIONS SHOPPING CENTRE

SUBJECT TO VACANT POSSESSION

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, Wilko, Primark**, and **Tesco** with the benefit of 920 car spaces. Other tenants represented include **Burger King, The Body Shop, Clinton Cards, The Entertainer, Bonmarche, Iceland, Costa, Roman Originals** and **EE**.

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

Accommodation

The premises are arranged over ground, first, second and basement floors, providing the following net areas:

Ground Floor	8,629 sq. ft.	(801.66 sq. m)
First Floor	7,669 sq. ft.	(712.47 sq. m)
Second Floor	1,199 sq. ft.	(111.39 sq. m)
Basement	3,409 sq. ft.	(316.71 sq. m)
TOTAL	20,906 sq. ft.	(1,942.23 sq. m)

Subject to terms to be agreed, the landlord would consider a letting of the ground floor and basement only.

Lease

The unit is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

Upon application.

Service Charge

The current service charge for the financial year is £118,606 per annum.



Business Rates

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

Rateable Value	£217,000
UBR (24/25)	0.546p

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

EPC

The property has an EPC rating of C 51. A full report is available upon request.

Legal Costs

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

Viewing

Subject to vacant possession and strictly via 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



50 metres

Experian Goad Plan Created: 08/10/2024
Created By: Green and Partners