

# UNIT SUE, TWO RIVERS STAINES UPON THAMES, TW18 4WB

# LUNSONMITCHENALL



## LOCATION

Two Rivers is a hybrid retail, leisure and lifestyle development, which combines out of town warehouse units with traditional high street shops and comprises of 380,000 sq ft of retail space. It is anchored TK Maxx, Next, Boots, VUE and JD Sports. The scheme provides 1,000 surface car parking spaces.

Unit SUE is situated in a prominent position on Norris Road adjacent to **Specsavers**. Other retailers nearby include **Costa, The Entertainer, Pandora, SWAG, PRET, Carphone Warehouse** and **JD Sports**.

## ACCOMODATION

The unit provides the following approximate dimensions and net internal floor area:-

Internal Width:	5.91 m	9.4 ft
Shop Depth:	9.54 m	64.1 ft
Ground Floor NIA:	104.98 sq m	1,130 sq ft
First Floor Ancillary:	104.61 sq m	1,126 sq ft

## RENT

Rental offers are sought in the region of **£90,000 per annum** exclusive of service charge, insurance, rates and VAT, payable quarterly in advance.

## TENURE

The unit is available by way of a new 10 year lease and subject to five yearly upward only rent reviews. The lease will include provisions for a service charge, making it effectively full repairing and insuring.

## RATES

Rateable Value 2017: £63,500

Estimated Rates Payable 17/18: £36,161.30 pa

Interested parties are advised to verify the current rates payable with the Local Authority.

## SERVICE CHARGE

The estimated annual service charge is **£5,950.92 per annum**.

## COSTS

Each party is to be responsible for their own legal costs.

## VAT

References to price, premium or rent are deemed to be exclusive of value added tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

## AVAILABILITY

Immediately Available.

## EPC

A certificate is available on request.

## VIEWING / FURTHER INFORMATION

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Or our joint agents Morgan Williams

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020 7493 4455

Subject to contract February 2018

LEASING / INVESTMENT / LONDON / RETAILER REPRESENTATION / CATERING & LEISURE / RESEARCH / LEASE ADVISORY / SHOPPING CENTRE DEVELOPMENT

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