

# UNIT SU5A, 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 by TK Maxx, Next, Boots and JD Sports. The scheme provides 1,000 surface car parking spaces.

Unit SU5a is situated in a prominent position on Two Rivers Retail Park adjacent to **JD Sports**. Other retailers nearby include **The Entertainer, Boots, Wilko, Costa, Wags, GBK and Pure Gym**.

## ACCOMODATION

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

Internal Width:	11.97 m	39.3 ft
Shop Depth:	31.64 m	103.8 ft
Ground Floor GIA:	379.03 sq	4,080 sq ft
First Floor GIA:	177.44 sq m	1,910 sq ft

## RENT

Rental offers are sought in the region of **£197,500 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: £131,000

Estimated Rates Payable 17/18: £81,240.770 pa

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

## SERVICE CHARGE

The estimated annual service charge is **£15,639.69 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

Subject to vacant possession, staff are unaware of the potential disposal – all viewings must be arranged through the agents.

## EPC

A certificate is available on request.

## VIEWING / FURTHER INFORMATION

**Nick Hartwell:** [nickh@lunson-mitchenall.co.uk](mailto:nickh@lunson-mitchenall.co.uk)

020 7478 4984

**Natalie Mylroie:** [nataliem@lunson-mitchenall.co.uk](mailto:nataliem@lunson-mitchenall.co.uk)

020 7478 4983

Or our joint agents Morgan Williams

**Richard Allsop**

020 7493 4455

Subject to contract February 2018

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

# 020 7478 4950

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