

LOCATION

Uxbridge is in the London Borough of Hillingdon in West London. Market Square, is the local shopping parade adjacent to Uxbridge station which lies in the town centre of Uxbridge. The shopping area extends to Intu Uxbridge which is predominantly occupied by national retailers. There are many national retailers, leisure outlets and supermarkets situated in the local area, including: Tesco, H&M, Boots and Five Guys. The underground station is in Travelcard Zone 6 and is served by the Piccadilly and Metropolitan Lines. The station lies at the end of the Piccadilly and Metropolitan Lines after Hillingdon station, which is also served by both lines. Footfall for the underground station is approximately 7.34 million (2017).



SITUATION

The subject unit is located in a prominent position within the station, adjacent to the entrance/exit and has a glass frontage. The unit is located directly opposite Paperchase, and next door to The Tanning Rooms. The unit benefits from both water and drainage.

LEASE

The unit is available by way of a new 6 year lease contracted outside the Landlord and Tenant Act 1954 and is subject to a 6 month rolling Landlord break, incorporating a rent review in year 3.

RENT

Offers invited in the region of **£25,000** per annum or an agreed percentage of turnover net of VAT, whichever is the higher and will be exclusive of rates and service charge.

LEGAL COSTS

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

EPC

A copy of the energy performance certificate is available upon request.

OFFERS

Interested parties will be expected to provide a formal business case with financials and visuals. Deadline for offers is **Friday 16th February**.

Accommodation

Ground Floor	480 sq ft	44.00 sq m
Area - NIA		

Business Rates

Rateable Value (2017)	£25,000
Rates Payable (2017/2018)	£11,875

All interested parties are advised to check with the local valuation office for exact figures

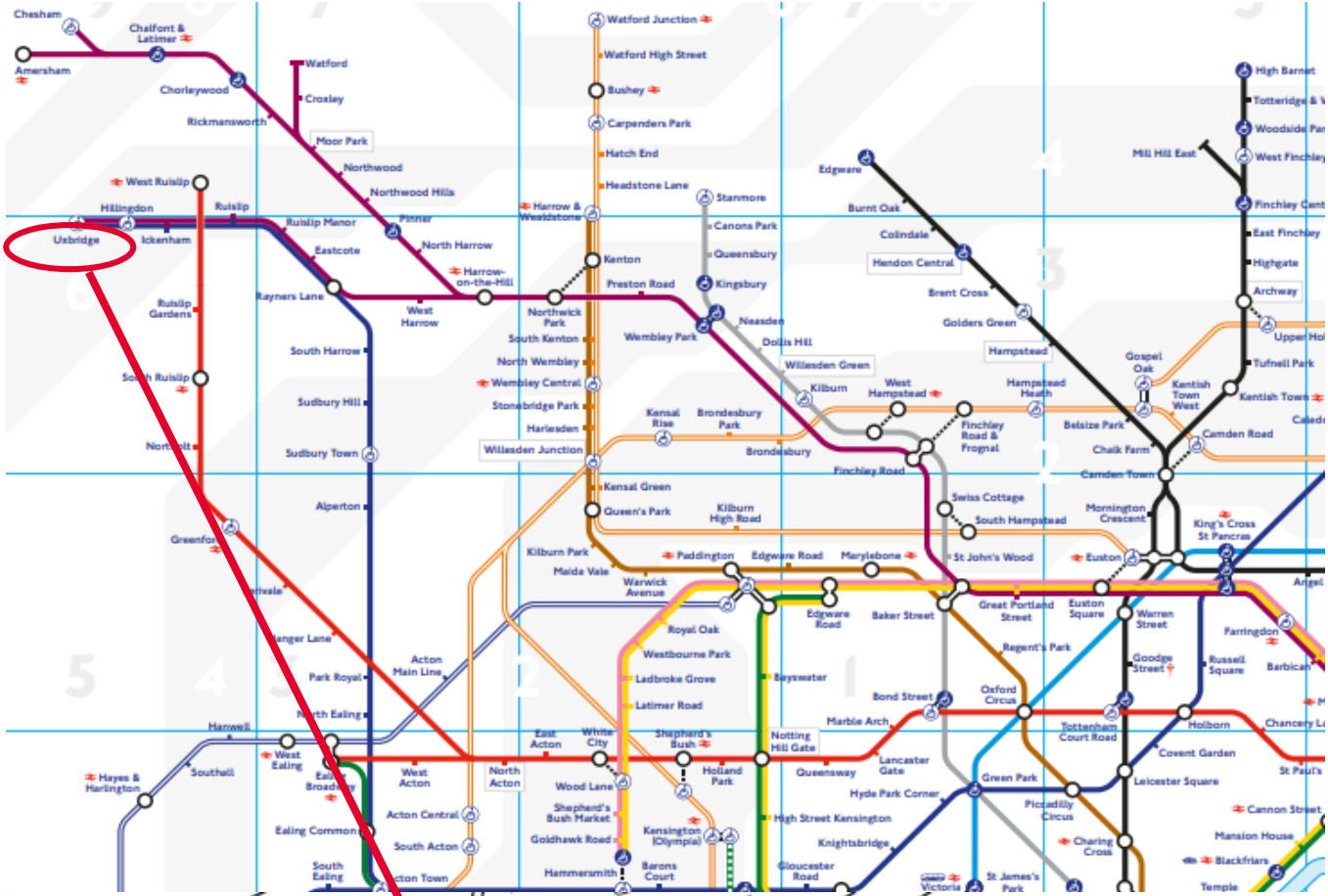
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SHOP TO LET
UXBRIDGE

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MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

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