



UNIT SU5A TWO RIVERS

TO LET: WELL CONFIGURED PRIME UNIT ADJACENT TO JD SPORT

ON THE INSTRUCTIONS OF ABERDEEN PROPERTY INVESTORS UK

LOCATION

Two Rivers is a hybrid retail, leisure and lifestyle development, which combines out of town warehouse units with traditional high street shops. Anchored by Waitrose alongside retailers such as TK Maxx, Tesco Home, PC World, Next, Boots, GAP, Arcadia, Sportsworld and Mamas and Papas. The scheme also provides 1,000 surface car parking spaces.

DESCRIPTION

Unit SU5A is located along Norris Road adjacent to JD Sports and Gap. Close to Waitrose, Boots and Next. The unit is arranged over ground and first floor.

ACCOMODATION

The unit provides the following approximate dimensions and net floor areas:

Internal Width:	11.97 m	39 ft 3"
Shop Depth:	31.64 m	103 ft 8"
Ground Floor GIA:	379 sq m	4,080 sq ft
First Floor GIA:	177.5 sq m	1,910 sq ft

TENURE

The unit is made available by way of a new 15 year lease subject to 5 yearly upward only rent reviews drawn on a full repairing and insuring term subject to a service charge provision .

RENT

Offers are invited in the region of £197,500 per annum exclusive of rates, service charge and all other outgoings.

RATES

We have been advised that the unit has been assessed for rating purposes as follows:

Rateable Value 2010	£168,000
UBR 2012/2013:	47.1p
Rates Payable:	£79,128

Interested parties are advised to confirm these figures with the Local Authority.

COSTS

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

SERVICE CHARGE

The Service Charge Budget for 12/13 is: £15,200 p.a

CODE OF PRACTICE

The Landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available on request. A copy of the Code can be obtained from the Royal Institution of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD, Tel: 020 7695 1535, Fax: 020 7334 3795.

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.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

VIEWING/FURTHER INFORMATION

For further information or arrangements to inspect at short notice contact:

Tom Welham
tomw@lunson-mitchenall.co.uk

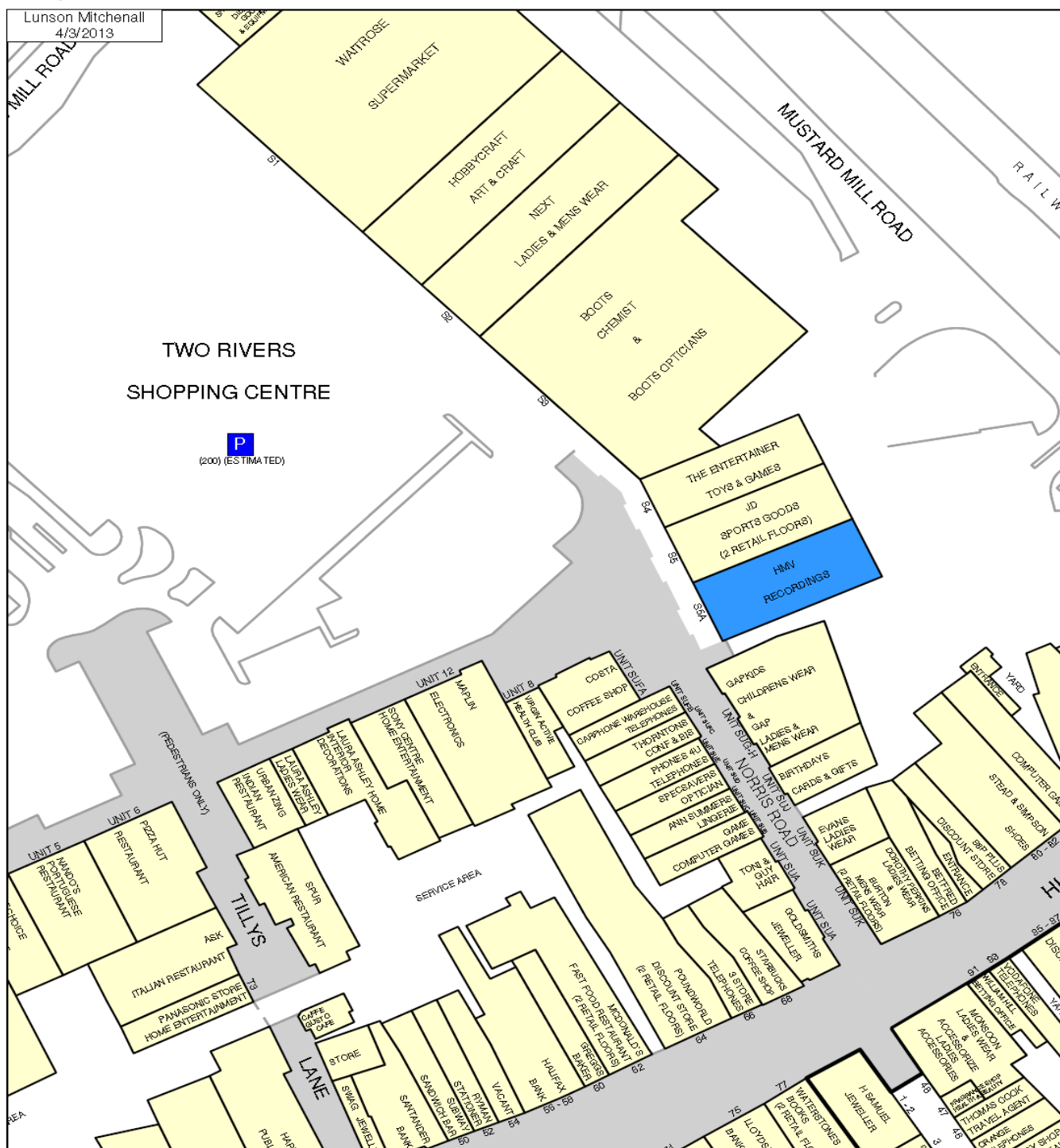
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Subject To Contract April 2013

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