

UNIT SUFB, TWO RIVERS STAINES UPON THAMES, TW18 4WB

LUNSONMITCHENALL



LOCATION

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

Unit SUFB is situated in a prominent position on Norris Road adjacent to **Costa**. Other retailers nearby include **SWAG, Pret a Manger, Specsavers and JD Sports**.

ACCOMMODATION

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

Internal Width:	4.10 m	13.45 ft
Shop Depth:	14.3 m	46.92 ft
Ground Floor NIA:	118.73 sq m	1,278 sq ft

RENT

Rental offers are sought in the region of **£85,000 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: £64,500 pa

Estimated Rates Payable 20/21: £33,024 pa

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

SERVICE CHARGE

The estimated annual service charge is **£3,388.96 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.

EPC

A certificate is available on request.

VIEWING / FURTHER INFORMATION

Nick Hartwell: nickh@lunson-mitchenall.co.uk

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Or our joint agents Morgan Williams

Richard Allsop

Subject to contract November 20

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

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