



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 Waitrose alongside TK Maxx, Next, Boots and JD Sports. The scheme provides 1,000 surface car parking spaces.

DESCRIPTION

Unit SU9 is situated in a prominent position fronting the car park adjacent to **Laura Ashley and Maplin**. Other retailers nearby include **Costa, The Entertainer and JD Sports**.

ACCOMMODATION

The premises provide the following approximate areas and dimensions:-

Internal Width:	11.70 m	38.4 ft
Shop Depth:	15.85 m	52.0 ft
Ground Floor NIA:	185.34 sq m	1,995 sq ft
Ground Floor Ancillary:	47.38 sq m	510 sq ft

TENURE

The premises are available by way of a new 10 year lease subject to 5 yearly upward only rent reviews. The lease will be drawn on effectively a Full Repairing and Insuring basis subject to a service charge provision.

RENT

£120,000 per annum exclusive.

RATES

With effect from 1 April 2010 we understand the property is assessed for rating purposes as follows:-

Rateable Value	£76,000
UBR 2015/2016	49.3p
Rates Payable 2014/15	£37,468

SERVICE CHARGE

The 2015/2016 On Account Service Charge contribution for this unit is £6,690.

COSTS

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

CODE OF PRACTICE

The landlord accepts the principles and will be flexible in considering alternative terms offered in accordance with the Commercial Lease Code of Practice.

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

An EPC has been ordered. Further information will be available soon.

VIEWING/FURTHER INFORMATION

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Or our joint agents Richard Allsop at Morgan Williams.

Subject to Contract June 2015

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

020 7478 4950

www.lunson-mitchenall.co.uk



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