

To Let

1-4 High Street, Uxbridge, UB8 1BP



08449 02 03 04

gva.co.uk/14132

Location

The subject property is situated in Uxbridge, an affluent town approximately 10 miles south west of Watford, 7.6 miles west of Harrow and 6.4 miles east of Slough. The town is well connected by a number of road and rail links.

The area comprises a mix of independent and national retailers including Costa Coffee, Wagamamas, Debenhams and Waterstones. The Chimes Shopping centre is located immediately opposite the subject property, which includes multinationals such as River Island, Next, H&M and Sunglasses Hut. Other banks in the vicinity are Lloyds, HSBC and Santander.

Description

The property is a corner unit and the demise comprises ground floor only with the following approximate floor areas measured on a net internal basis:

Ground floor:	245 sq m	2637 sq ft
Total:	245 sq m	2637 sq ft

Planning

The unit benefits from A2 use.

Lease

Assignment of the existing lease due to expire 24/03/2021. Alternatively a sub-lease might be available.

Rent

£116,300 pax

Business Rates

We understand that the property is assessed as follows:

Rateable Value: £110,000

UBR (2018/19): £0.493p

Rates Payable: £54,230

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

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

EPC

The property has an EPC rating of E116. A copy is available upon request.

VAT

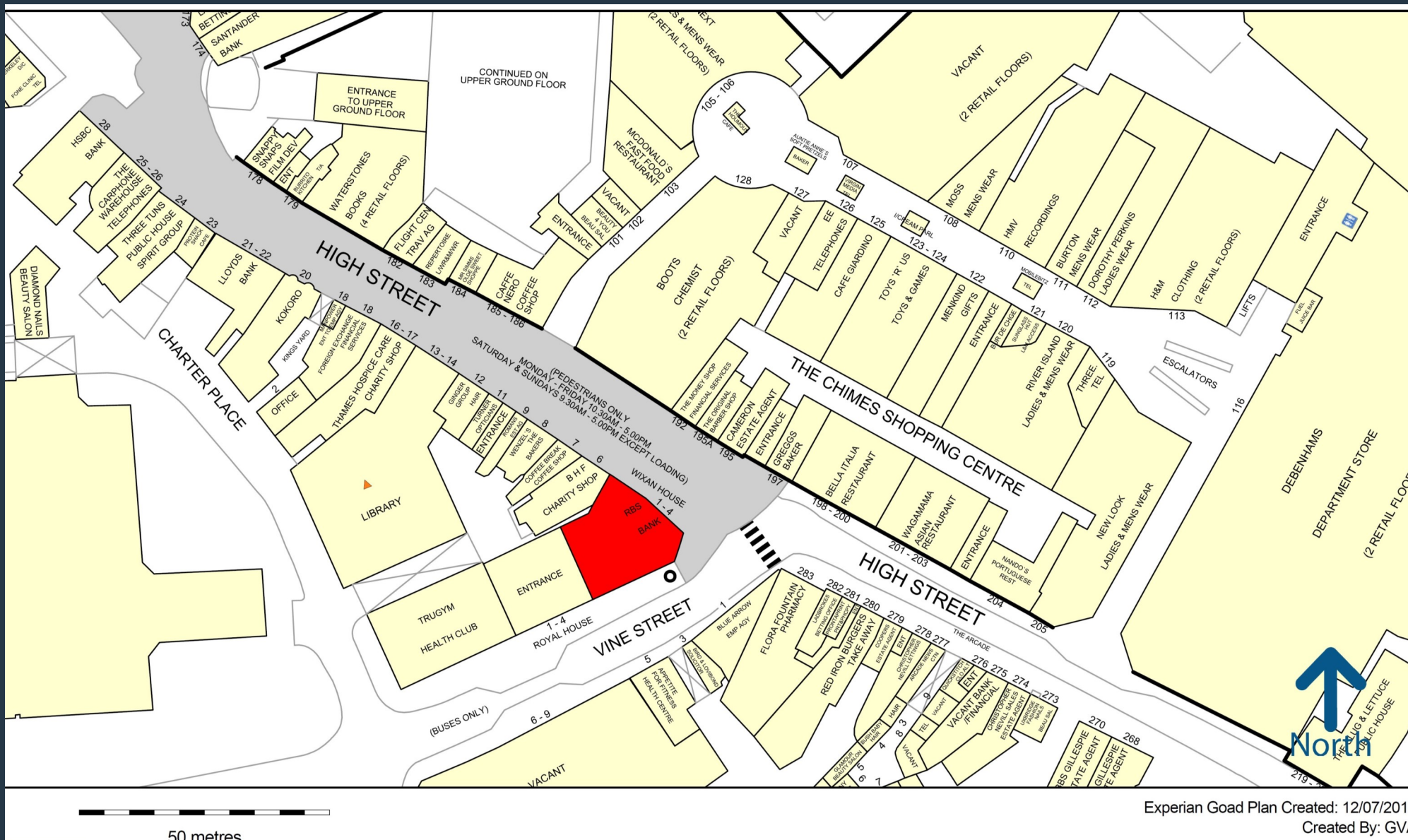
VAT, if applicable will be charged at the standard rate.

For further information please contact:

Lewis Sinclair

T: 0207 911 2913

E: Lewis.Sinclair@gva.co.uk



Experian Goad Plan Created: 12/07/2018
Created By: GVA

GVA
65 Gresham Street, London EC2V 7NQ
GVA is the trading name of GVA Grimley Limited. ©2018 GVA

August 2018 File number: 028810256

GVA hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent GVA is in this brochure) is provided on the following conditions:

- (1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- (2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.

- (3) No person in the employment of GVA, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- (4) All prices quoted are exclusive of VAT.
- (5) GVA shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by GVA.