



# Unit 111/112 The Chimes Shopping Centre

## Uxbridge, UB8 1LA



Prime Double Width Shop to Let  
Prime Location on Lower Mall  
H&M and HMV adjacent

### Ready to talk?

Appointments to view must be arranged via sole agents Colliers:

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### Location

The Chimes Shopping Centre is the town's prime shopping and leisure offer.

Key brands include Odeon, Lidl, Boots, H&M, Next, Decathlon, Superdry, Therapie, Skechers and River Island.

The unit is adjacent to H&M and HMV, and opposite River Island, Three and New Look. Other retailers in the vicinity include Toy Town, Decathlon, and Boots.

### Accommodation

The unit is arranged over ground floor only, providing the following dimensions and approximate net internal floor areas:

Depth	131 ft 10 ins	40.18 m
Internal Width	49 ft 1 ins	14.96 m
Ground Floor	6,246 sq ft	580.27 sq m

The unit can be sub-divided to create 2 units of c.3,000 sqft each.

There is also the potential to combine this unit with the above units 215/216, by way of agreement.

### The Rent

Rent on application.

### Tenure

The premises are available on a new effectively full repairing and insuring lease for a term to be agreed.

### Service Charge

The charge for the current year is £64,818.40 pa.

### Rates

We have been advised by the local authority that the premises are assessed for rating purposes as follows:

Ratable Value	£342,500
UBR (2020/21)	51.2p
Rates Payable	£175,360

Transitional phasing may apply. Interested parties are advised to make their own enquiries to the Local Authority (1300 123 1384).

### Costs

Each party to be responsible for their own legal and all other professional costs incurred in this transaction.

### EPC

An Energy Performance Certificate for the property is available on request.

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