

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.

Colliers.com/uk/retail

Unit 111/112 The Chimes Shopping Centre Uxbridge, UB8 1LA





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