



Unit 215/216 The Chimes Shopping Centre Uxbridge, UB8 1LA

Prime Double Fronted Shop To Let
Prime Location on Upper Mall
Adjacent to H&M and near JD



Ready to talk?

Appointments to view must
be arranged via sole agents
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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 Beauty Base, and opposite JD. Other retailers in the vicinity include Lidl, Natwest and Office Shoes.

Accommodation

The unit is a double fronted ground floor only unit, providing the following dimensions and approximate net internal floor area:

Depth	124 ft 4 ins	39.42 m
Internal Width	49 ft 3 ins	15.01 m
Ground Floor	5,797 sq ft	538.56 sq m

The unit can be sub-divided to create 2 units of c.2,750 sqft each.

There is also the potential to combine this unit with units 111/112 directly below, by way of agreement.

The Rent

Rent on application.

Tenure

The units 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 £60,236 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](https://colliers.com/uk/retail)

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