



# Unit 240 The Chimes Shopping Centre

## Uxbridge, UB8 1LA

**Prime Shop To Let**  
Prime Location with frontage  
onto Upper Mall & High Street

### 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 Upper Mall entrance is in a prime location close to the main shopping centre entrance from Market Place, and is situated adjacent to Vodafone, and opposite Therapie, Starbucks and Accessorize. Other retailers in the vicinity include Holland & Barrett, Skechers, Superdry, Next and Aldo. The High Street has a excellent triple frontage, close to Kokoro, Lloyds TSB and Caffè Nero.

### Accommodation

The premises are arranged over three levels (High Street level, Upper Mall level and mezzanine level) which includes access from both High Street and the Upper Mall.

The unit in its current configuration provides the following approximate net internal floor area:

High Street GF	1,584 sq ft	147.16 sq m
Upper Mall Level	3,550 sq ft	330 sq m
Mezzanine	2,740 sq ft	225 sq m
Total Area	7,874 sq ft	731.52 sq m

The unit can be divided to create two units accessed via from High Street, which would be suitable for F&B uses, or via the Upper Mall, which would provide space to trade ground and first floors.

### 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 £78,583 pa.

### Rates

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

Ratable Value	£213,000
UBR (2020/21)	51.2p
Rates Payable	£109,056

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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