

222 High Street The Chimes Uxbridge, UB8



Restaurant Opportunity
3,893sq ft
Prime retail and leisure scheme



Location

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

Key leisure operators include **Odeon, Wagamama, Millers Tap and Nandos**. The Debenhams is being repurposed, offering an additional 60,000 sq ft of leisure space to the scheme.

The unit fronts The Piazza, situated at the rear of the scheme, opposite the entrance to the Odeon and Centre Car park.

Accommodation

| Area | Sq m | Sq ft |
|--------|-------|---------|
| Ground | 238.8 | 2,570 |
| First | 70.9 | 763 |
| Second | 35.4 | 380.5 |
| Total | 344.6 | 3,893.5 |

Lease

Available by way of a new lease on terms to be agreed.

The Rent

On Application

Service Charge

£29,608 pa

Rates

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

Ratable Value £69,000

UBR (2023/24) 51.2p

Rates Payable £35,328

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

Costs

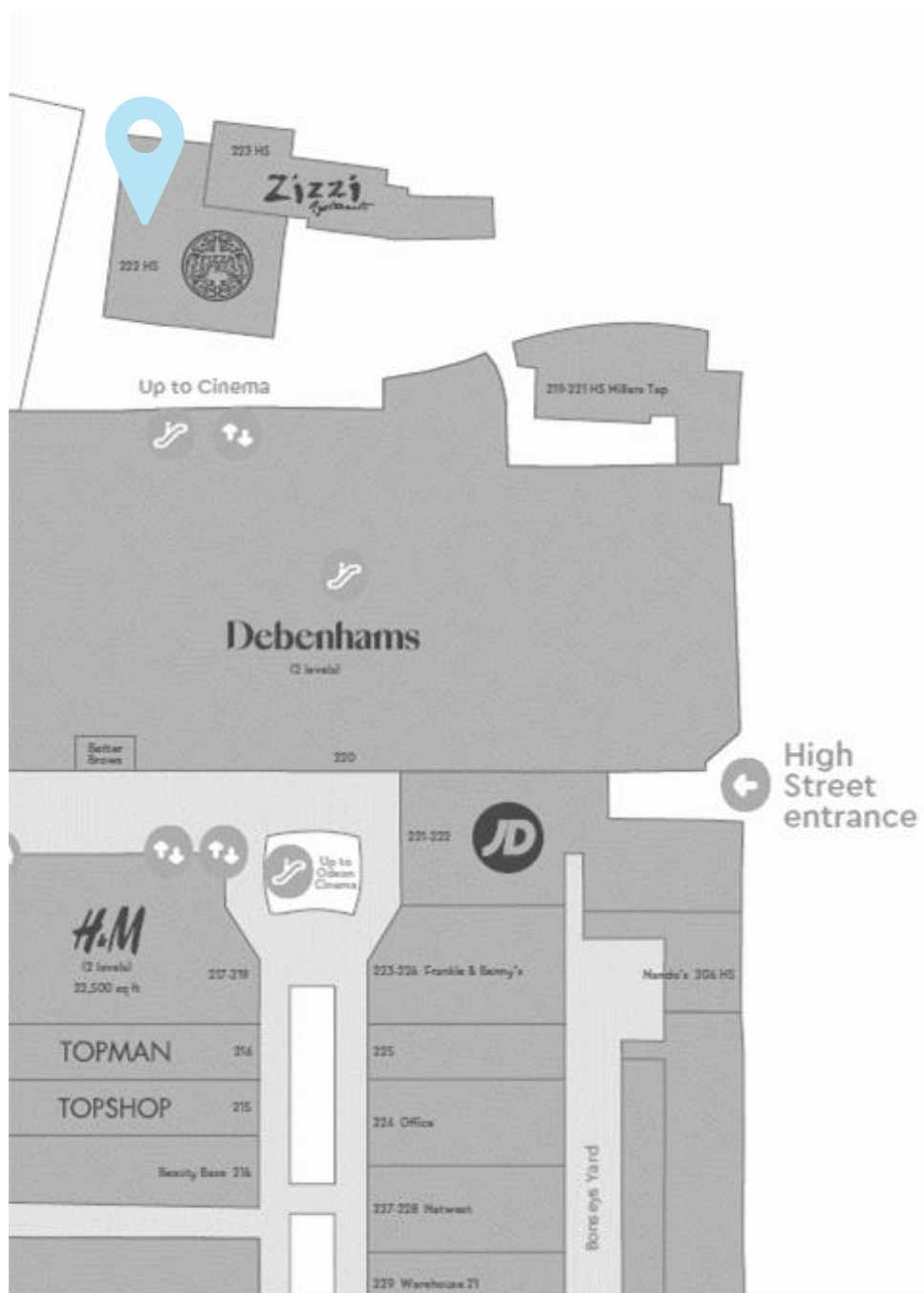
Each party is to be responsible for their own legal fees and all other professional costs incurred in the transaction.

EPC

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

222 High Street, The Chimes Uxbridge, UB8

Colliers



Ready to talk?

Appointments to view must
be arranged via sole agents
Colliers:

Paul Bugeja

+44 7743 415336

paul.bugeja@colliers.com



Colliers gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property. 14/01/2021 (20556)

Colliers International is the licensed trading name of Colliers International Retail UK LLP which is a limited liability partnership registered in England and Wales with registered number OC334835. Our registered office is at 95 Wigmore Street, London W1U 7FF.