

## Prime Shop to Let

UXBRIDGE

48 High Street

### Location

The subject property is located in a prime corner position on the pedestrianized High Street at the junction with Windsor Street, directly opposite Uxbridge underground station. Pret A Manger is situated immediately adjacent, whilst other retailers located nearby include Five Guys, Boots, Costa Coffee, Ladbroke's and Superdrug.

An extract from the street plan is attached upon which the property has been highlighted.

### Accommodation

The property is arranged over ground floor only, providing the following approximate net internal floor areas.

Ground Floor Sales	1,500 sq ft	139 sq m
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### Lease

The property is available by way of an assignment of the existing 15 year lease, subject to five yearly upward only rent reviews and a tenants' only option to break at the end of the 10th year.

### Rent

£103,000 per annum inclusive of service charge, but exclusive of business rates and VAT.

### Terms

Incentives are available to an in-going tenant - further details upon request.



### Rates

The rates at the property are to be reassessed.

Interested parties are advised to make their own enquiries to the Local Authority to verify this information.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

### EPC

An EPC has been commissioned and a copy can be provided upon request.

## Viewing

All viewings are strictly by prior appointment. Subject to contract.

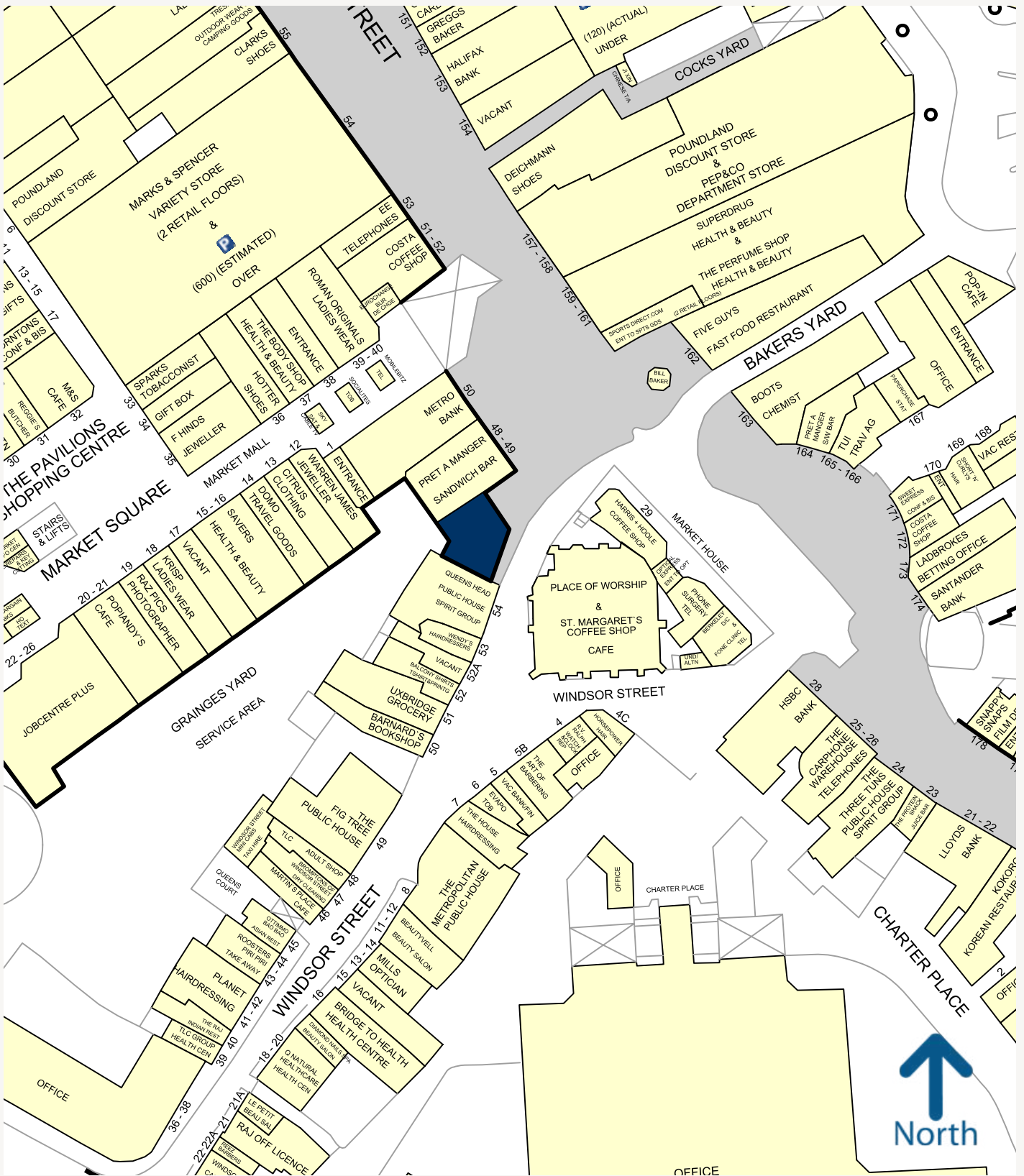
For further information or arrangements to inspect please contact:

**Joel Berg**

joel@primeretailproperty.com

020 7016 5340





# Prime<sup>+</sup> Retail

Europa House  
2 Conduit St, Mayfair  
London, W1S 2XB  
[primeretailproperty.com](http://primeretailproperty.com)

For more information contact:  
**020 7016 5340**

Misrepresentation Act 1967

These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.