



ERIC
SURVEYORS

PRIME SHOP

TO LET

With Upper Floors and Basement



25/26 High Street
Uxbridge UB8 1JN

Ground Floor 107 sq m | 1152 sq ft

Upper Floors 138 sq m | 1488 sq ft

25/26 High Street UXBRIDGE UB8 1JN

Location

Hub High Street position opposite the Station with additional prominence to pedestrians using the main entrance to the INTU Shopping Centre. In the heart of this busy Shopping and Office centre.

Accommodation

Net Frontage	9.22 m 30 ft 3 in
Internal Width(max)	8.84 m 29 ft
Shop Depth	16.84 m 55 ft 3 in
Ground Floor Sales	107 sq m 1152 sq ft
Basement	51.7 sq m 556 sq ft
First	48.6 sq m 523 sq ft
Second	47.5 sq m 511 sq ft
Third	42.2 sq m 454 sq ft
Total	297 sq m 3196 sq ft

Terms

New 10 year lease, or longer, with 5 year reviews on FRI terms

Rent

Offers over £90,000pa

Rates

Rateable Value - £63,500

Rates Payable 2022/23: c.£32,500 (before 50% [retail/RHL discount](#))

Legal Costs Each side to pay their own costs

EPC Available on request



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VIEWINGS BY APPOINTMENT ONLY
or for further information *please contact:*

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