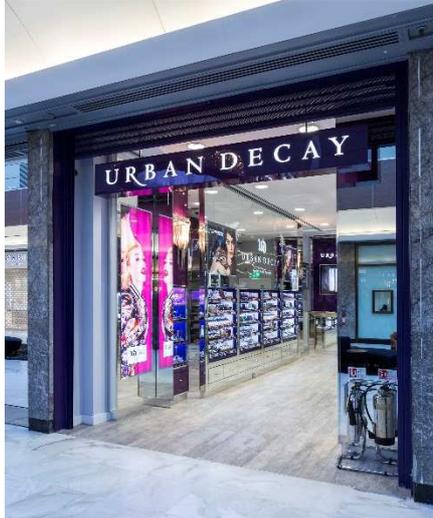


On the Instruction of Urban Decay

LEASEHOLD AVAILABLE

BRENT CROSS SHOPPING CENTRE, 46 Upper Mall, Prince Charles Drive, London, NW4 3FP



Key Features

- Strictly Confidential
- Staff Unaware
- Subject to relocation
- Premium offers sought

Viewing

By appointment via this office:

Ram Rasiah

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CBRE Limited

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Date of Issue 22-August-2018

Location

The subject premises is situated within Brent Cross Shopping Centre on Mall 5; home to a number of aspirational brands. The Mall also provides a direct thoroughfare to the schemes multi storey car park. Retailers in the local vicinity include Lush, Smiggle, Skinny Dip, Rituals, Reiss, Kurt Geiger, Marks and Spencer and H Samuel.

Accommodation

The property provides ground floor accommodation with the following approximate dimensions and net areas:

Frontage	3.45 m	37 ft
Ground Floor	46.07 sq m	496 sq ft
Total Area	46.07 sq m	496 sq ft

Terms

The premises are available by way of assignment of the existing effectively full repairing and insuring lease which expires 10th January 2026, subject to a rent review at the fifth year of the term and a **tenant only break** on the 11th January 2021.

Passing Rent

£110,000 per annum exclusive.

Service Charge

£10,800 per annum exclusive.

Rates

We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop is £86,200 and the rates payable are £42,500 pa. The UBR for 2018/2019 is 49.3p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

Available upon request.

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Not to scale.

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