



UXBRIDGE

30 WINDSOR STREET

LOCATION

The subject unit is the former Tai Pan restaurant. It sits on a very prominent corner of the Capital Court building on Windsor Street, a short walk from The Chimes Shopping Centre and Uxbridge high street which has a wide range of national chains, independent shops, restaurants and coffee bars.

ACCOMMODATION

The premises are arranged over Ground Floor and Basement, comprising the following approximate floor areas:

Ground Floor	1,734 sq ft	161.15 sq m
Basement	1,714 sq ft	159.29 sq m

TERMS

The property is available on the basis of a new lease, terms to be agreed.

RENTAL

£50,000 per annum exclusive.

SERVICE CHARGE

The annual service charge is approximately £12,868 for the current year.

BUSINESS RATES

Rateable Value 2023	£36,500
Rates Payable 2023/2024	£18,213

Interested parties are advised to check with the local rating authority.

EPC

The property has an EPC Rating of D.

FURTHER INFORMATION

Andrew Shepherd
020 7287 2155 / 07715 001 005
andrew@as-retail.co.uk