

LEASE AVAILABLE

UNIT D13, BRENT CROSS SHOPPING CENTRE



LOCATION

The premises are situated on the Lower Ground Floor opposite **Marks & Spencer**. Other nearby retailers include **H&M, Zara, Massimo, Dotti, Hugo Boss, Tommy Hilfiger** and **Jigsaw**.

ACCOMMODATION

The accommodation comprises a ground floor retail unit providing the following approximate floor area:

Ground Floor 2,051 sq ft 190.5 sq m

LEASE

The premises are held by way of an existing 15 year lease from January 2001, expiring in January 2016.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be available to interested parties

RENT

The passing rent is £360,000 per annum exclusive, with an outstanding rent review dated January 2006. Further details available on request.

TERMS

Substantial Incentives available.

RATES

We have been advised of the following rates assessment.

Rateable Value	£220,000
Rates Payable	£106,700

Interested parties are advised to make their own enquiries with the local authority's business rates department.

LEGAL COSTS

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

VIEWING

Staff are unaware of the impending disposal, and inspections should be arranged through:

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MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

Orme Retail, their clients and any joint agents, give notice that: (i) These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents or outgoings quoted are exclusive of VAT. (iiii) Any descriptions given of the property cannot be taken to imply it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required.