

LOCATION

Ealing Common is a London Underground station on the Uxbridge branch of the Piccadilly line, and on the Ealing branch of the District line. The station is located in the London Borough of Ealing and is in Travelcard Zone 3. Station footfall in 2017 was 2.97 million.



SITUATION

The unit is good in size, with a glass frontage onto Uxbridge Road and into the station ticket hall. The unit is largely triangular, with access via the street only. There is currently **no water and drainage** to the unit.

LEASE

The unit is available by way of a new 6 year lease contracted outside of the Landlord and Tenant Act 1954, and is subject to a 6 month rolling Landlord break. The lease incorporates a rent review in Year 3.

RENT

The landlord is seeking offers in the region of £15,000 per annum net of VAT. The rent is exclusive of rates and service charge.

LEGAL COSTS

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

EPC

A copy of the energy performance certificate is available upon request

OFFERS

Interested parties are expected to provide a full business case with financials. Deadline for offers is **9th November 2018**.

Accommodation

Total Area	225.83 sq ft	20.98 sq m
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Business Rates

Rateable Value (2017)	£7,500
Rates Payable (2018/2019)	£3,698

Interested parties are advised to check with the local council with regard to business rates.

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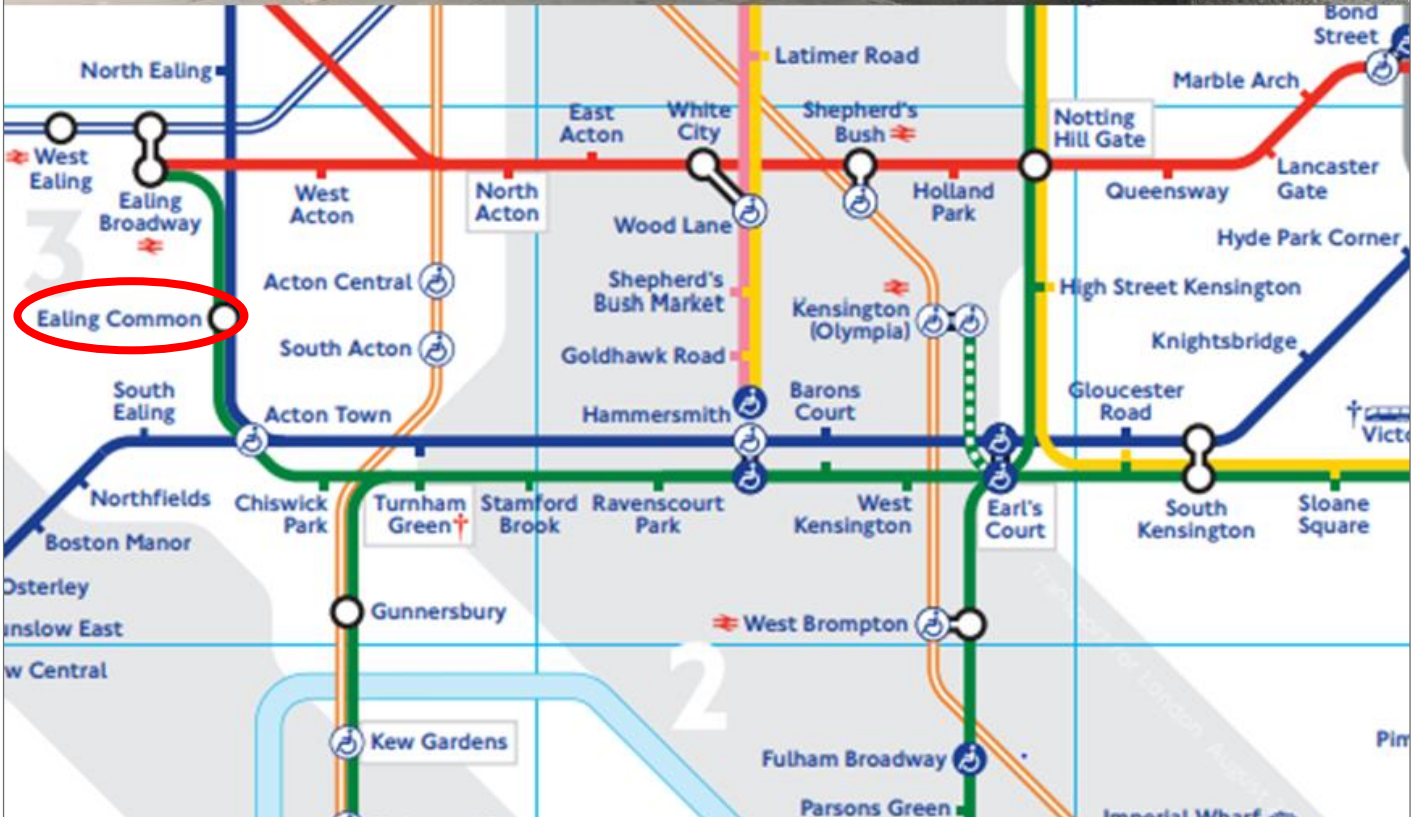
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