



Broadway, West Ealing, London, W13 **To Let**

Large Retail Unit To Let
Maybe Suitable For Alternative Uses STP
No Premium Sought
Main Retail Pitch In West Ealing

**£55,000 per
annum**

Location:

The property is situated on the southern side of the busy Uxbridge Road, which is a prime shopping pitch in West Ealing. West Ealing is a busy through route connecting West London and Middlesex, providing easy access to the London's busy West End and the Heathrow Airport. The property is well served by public transport with West Ealing station which is short walk away and regular bus services pass outside the property. In addition, there are numerous local and National retailers serving the local community such as Wilko's, Lidl, Holland & Barrett, Iceland, Nationwide Bank, Starbucks, Costa, Boots & Iceland.

Description:

The property inspected is arranged over ground and first floors formally trading as Pawn Brokers, the ground floor provides rectangular open plan sales area with rear access to receive deliveries. First floor currently provides staff areas, WC's and kitchenette facilities along side storage space.

User:

We believe the premises fall under Class A1 retail of the Town & Country Planning (Use Class) (Amendment) Order 2005.

Accommodation:

The property offers the following (NIA) approximate dimensions:

Ground floor:	1,915 sq. ft. - 177.9 sq. m.
First floor:	1,125 sq. ft. - 104.5 sq. m.
Total:	3,040 sq. ft. - 282.4 sq. m.

Terms:

A new effective full repairing and insuring lease, for a term to be agreed.

Rateable Value:

We are advised by the VOA website that the property has a Rateable Value of, £35,750.00; however, interested parties should make their own enquiries.

EPC:

Energy performance certificate is prepared and offers D (98) rating. A copy of the EPC is available upon request.

Legal Fees:

Each party to bear own legal costs.

Viewings:

Strictly via Landlords Sole agents Willmotts Chartered Surveyors.

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