



TO LET — RETAIL UNIT

ACTON CENTRAL STATION, LONDON W3

The unit is situated immediately outside of the station in a prominent location and backs onto the Overground platform line. The unit benefits from two entrances and internal seating.

Location:

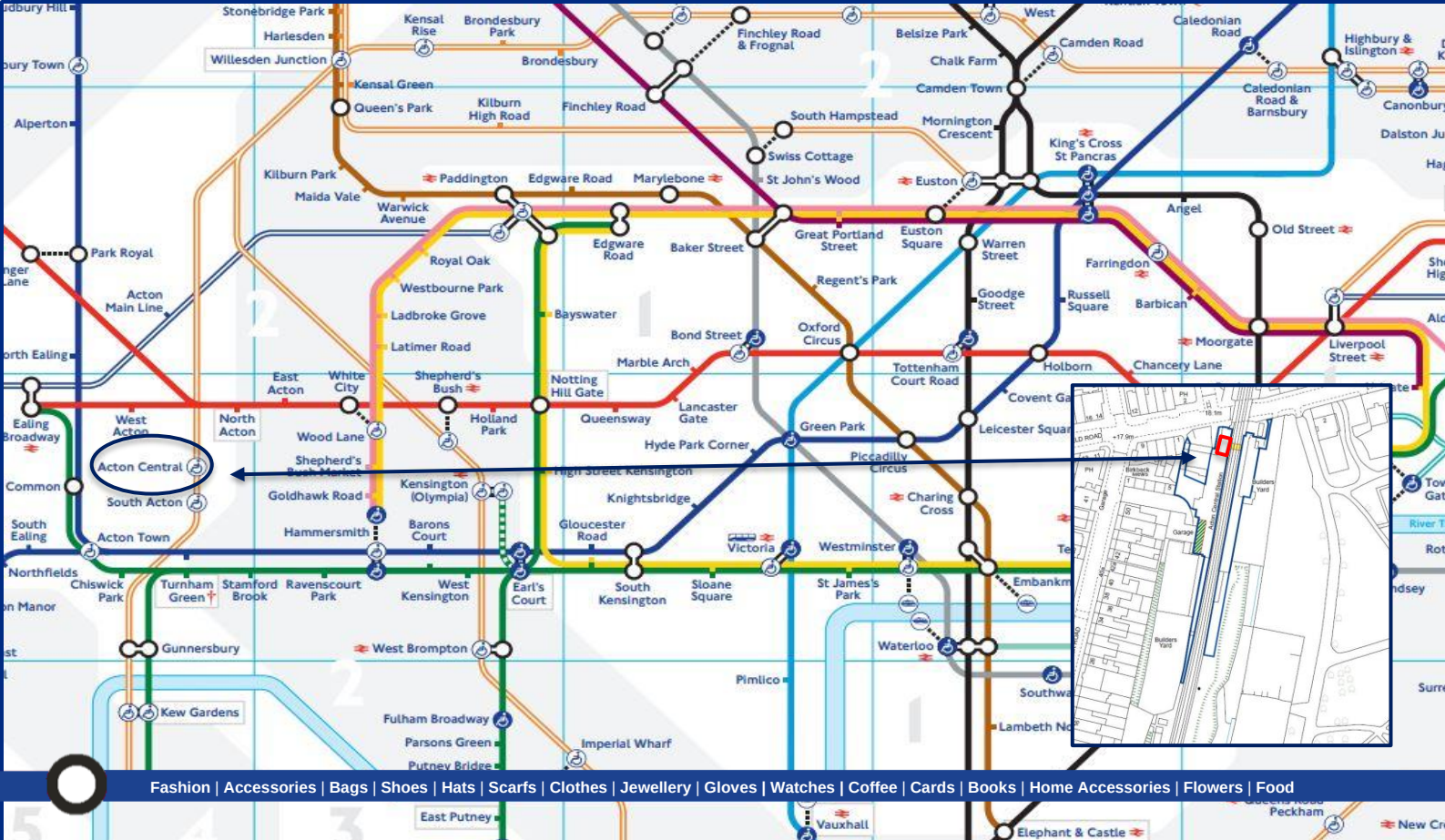
Acton Central railway station is on the North London Line, between South Acton and Willesden Junction, in Travelcard Zone 3. The station is located immediately opposite to the Station House public house on the entrance and exit to the station. Acton High Street is a 10-minute walk from the station where there are several national and local retailers.

1.87 million+
Annual station footfall

London Underground serves:

1.35 billion
Passengers a year





Description:

The unit was a former café and is in good condition. The unit is ground floor only benefits from a dual frontage and would be suitable for a range of uses.

Unit Sizes:

Unit 1 — NIA 309 sq ft (est)
Width 7109mm
Depth 2928mm

Rent:

The rent payable to be an agreed minimum guaranteed rent (MGR) based on a percentage of turnover (sales). Net of VAT and exclusive of rates and service charge.

Lease:

The unit is available on a 5-year lease contracted outside the Landlord & Tenant Act and will incorporate an annual RPI rent review.

Rates:

The Tenant will be responsible for the Rates Payable, interested parties are advised to contact the VOA direct for more information.

Services:

The unit has power, water, drainage and provisions for an A/C unit.

Legal Costs:

Each party is to be responsible for their own legal costs.

Deadlines for Offers:

Interested parties will be expected to provide a full business case with financials.

Deadline for viewings: TBA

Deadline for offers: TBA

Contact:

On behalf of:



**CUSHMAN &
WAKEFIELD**



**TRANSPORT
FOR LONDON**

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For professional tenancy advice:

The Code of Leasing Business Premises in England & Wales recommends you seek professional advice before agreeing a business tenancy.

Details available from:

www.leasingbusinesspremises.co.uk



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