

PRIME CLASS E OPPORTUNITY EALING BROADWAY 11 OAK ROAD



Description

Located directly west of London's West End, Ealing is densely populated and is very well connected by the central, district, and Elizabeth underground lines, main line railways and major bus routes.

Ealing Broadway offers a 455,000 sq. ft. of retail space and footfall in excess of 12 million visitors per year.

The scheme is anchored by **M&S**, **Primark** and **Tesco** with other notable retailers including **Oliver Bonas**, **H&M**, **JD Sports**, **Boots** and **River Island**. The retail offer is supported by a strong restaurant provision including **Wagamama**, **Loungers**, **Popeyes**, **Itsu** and **Wasabi**.

Retailers in close proximity include **Arise Coffee**, **Greenka**, **Leonidas**, **Caffe Nero**, and **Sports Direct**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground floor providing the following approximate areas:

Ground Floor	471 sq. ft.	(43.757 sq. m)
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Lease

The premises are available on a new effectively full repairing and insuring lease.

Rent

£30,000

per annum exclusive.

Service Charge

The current service charge for the financial year is £3,437 per annum.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£24,000
UBR (25/26)	0.499p

All parties are to be advised to make their own enquires to the relevant authority.

EPC

An EPC has been commissioned. A full report is available on request.

Legal Costs

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

Viewing

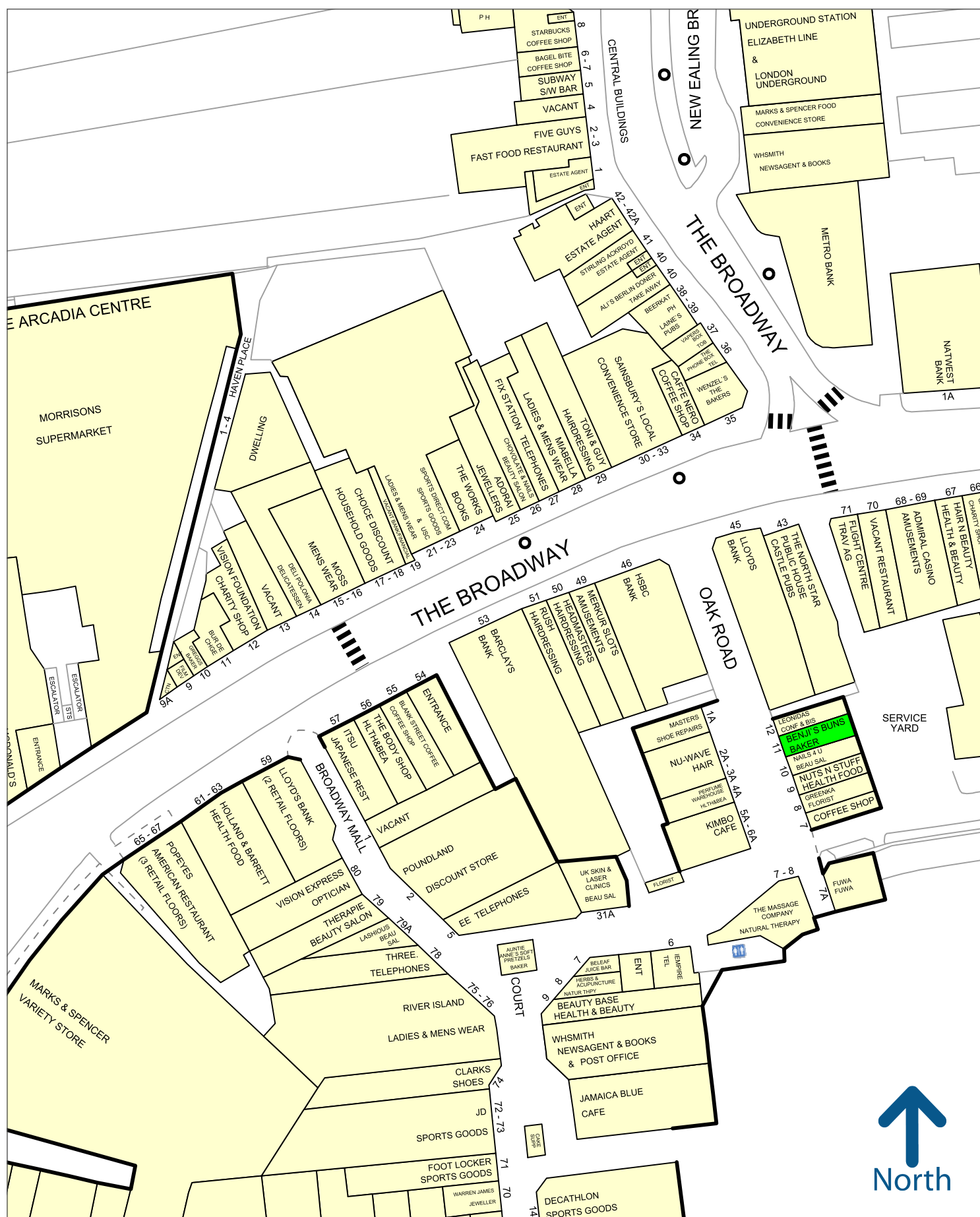
Strictly by appointment through joint agents, **Green & Partners**, contacting:

Mike Willoughby	07810 480291
mike.willoughby@greenpartners.co.uk	
Adam Bindman	07825 442413
adam.bindman@greenpartners.co.uk	
Sophie Marich	07375 625623
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Or, **Cushman & Wakefield**, contacting:

Toby Sykes	020 7152 5240
toby.sykes@cushwake.com	
James Merrett	07825 007721
james.merrett@cushwake.com	
Matthew Englender	07814 787892
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Subject to Contract



50 metres

Experian Goad Plan Created: 12/03/2025
Created By: Green and Partners