

PRIME CLASS E OPPORTUNITY EALING BROADWAY 38/39 THE BROADWAY SUBJECT TO VACANT POSSESSION



Description

Located 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**.

38/39 is opposite to Ealing Broadway station, with retailers located in close proximity include **Caffe Nero**, **Wenzel's Bakery**, **Sainsburys**, **Toni & Guy** and **Sports Direct**.

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

Accommodation

The premises are arranged over ground and first floors providing the following approximate areas:

Ground Floor	890 sq. ft.	(82.683 sq. m)
First Floor	641 sq. ft.	(59.551 sq. m)

Lease

The premise is available on a new 5 year lease subject to mutual rolling breaks options from January 2026.

Rent

£65,000

per annum exclusive.

Business Rates

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

Rateable Value	£66,000
UBR (25/26)	0.546p

All parties are to 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

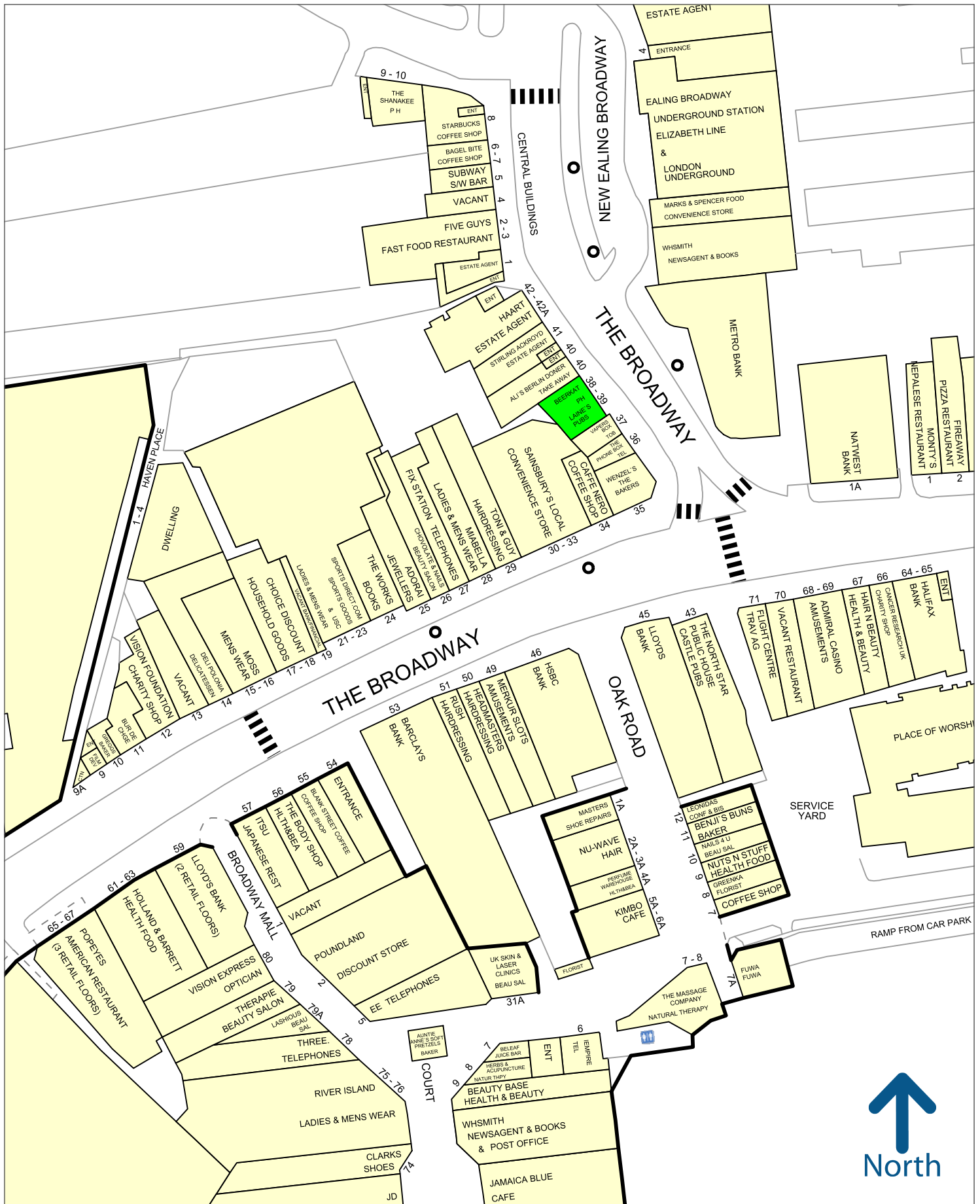
Strictly by appointment through joint agents, **Green & Partners**, contacting:

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	
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Subject to Contract



50 metres

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