

PRIME CLASS E OPPORTUNITIES EALING BROADWAY LONDON

EALING BROADWAY

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 an average 16 million visitors per year.

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

The scheme is also home to over 125,000 sq. ft. of offices and benefits from 800 car park spaces.

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

Accommodation

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

Unit 10 (56 High Street Mall)

Ground Floor	1,248 sq. ft.	(116 sq. m)
Basement	936 sq. ft.	(87 sq. m)

Unit 14 (14 The Broadway)

Ground Floor	1,310 sq. ft.	(122 sq. m)
First Floor	1,646 sq. ft.	(153 sq. m)

Unit 44a (16a Broadway Court)

Ground Floor	1,550 sq. ft.	(144 sq. m)
Basement	947 sq. ft.	(88 sq. m)

Unit 60 (55 The Broadway)

Ground Floor	979 sq. ft.	(91 sq. m)
Basement	721 sq. ft.	(67 sq. m)

Unit 61 (1 Broadway Mall)

Ground Floor	1,216 sq. ft.	(113 sq. m)
Basement	742 sq. ft.	(60 sq. m)

Subject to Contract

Lease

The premises are available, subject to vacant possession, on a new effectively full repairing and insuring lease for a term of 10 years, subject to upward only rent reviews at the 5th anniversary.

Rent

Unit 10	-	£75,000 per annum exclusive.
Unit 14	-	£60,000 per annum exclusive.
Unit 44A	-	£120,00 per annum exclusive.
Unit 60	-	£92,500 per annum exclusive.
Unit 61	-	£80,000 per annum exclusive.

Rates, Service Charge & Insurance

Unit	Rateable Value	Service Charge
10	£62,000	£22,908
14	£60,500	N/A
44A	£62,500	£24,595
60	£59,500	£7,192
61	£59,500	£11,015

EPC

Full reports are available upon 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 020 7659 4827
mike.willoughby@greenpartners.co.uk

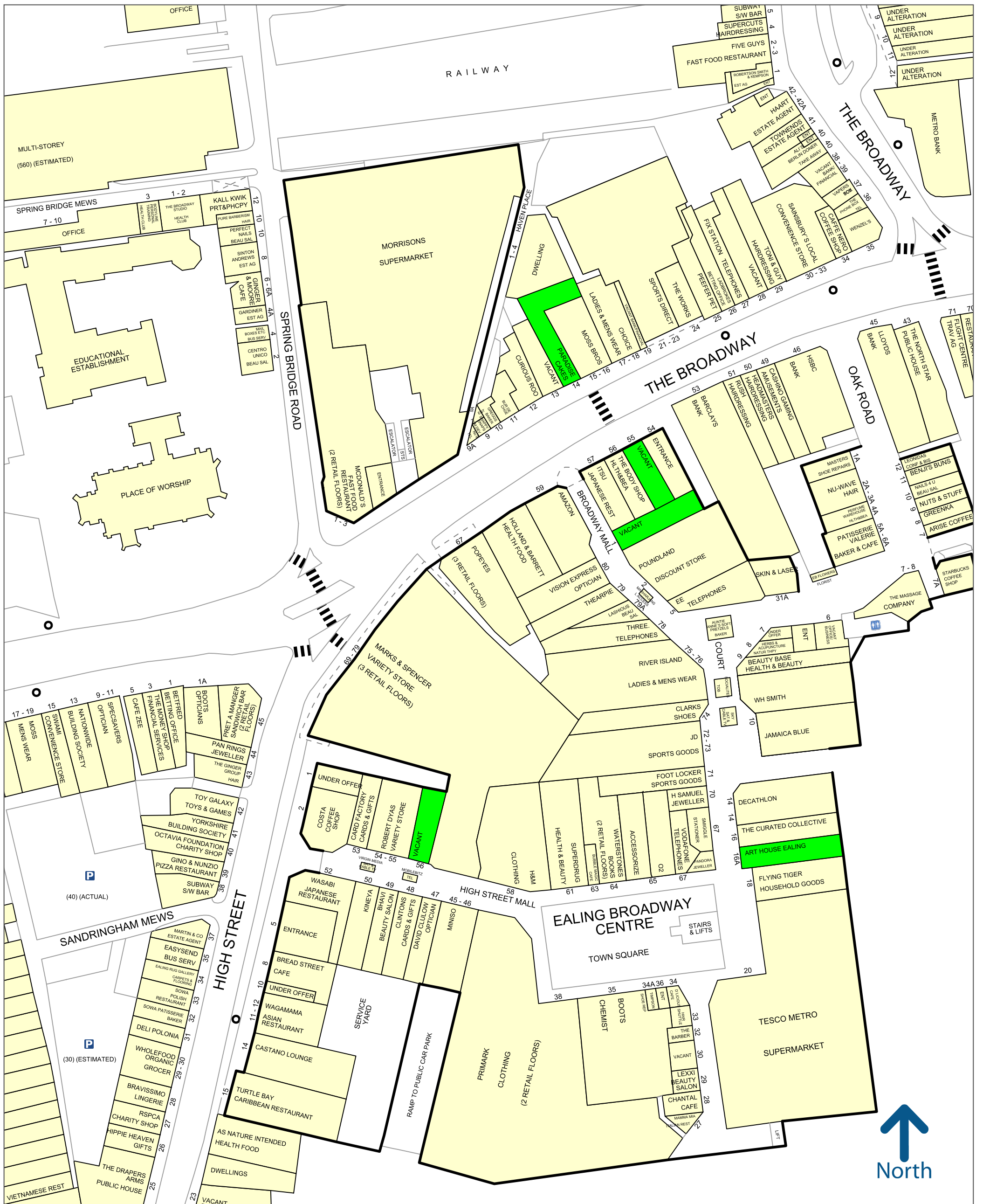
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Or, **Cushman & Wakefield**, contacting:

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Experian Goad Plan Created: 13/12/2022
Created By: Green and Partners