

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 central and district underground lines, main line railways and major bus routes.

Ealing Broadway offers 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, Turtle Bay, Lime Yard, Itsu** and **Wasabi**.

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

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:

Unit 5 – 8 High Street		
Ground Floor	1,776 sq. ft.	(165 sq. m)
First Floor	1,549 sq. ft.	(144 sq. m)
Unit 13 – 50 High Street Mall		
Ground Floor	1,496 sq. ft.	(139 sq. m)
Unit 16a – 44 Town Square		
Ground Floor	1,362 sq. ft.	(126.53 sq. m)
Basement	821 sq. ft.	(76.27 sq. m)
Unit 22 – 65 Town Square		
Ground Floor	961 sq. ft.	(89.28 sq. m)
Basement	1,247 sq. ft.	(115.85 sq. m)
Unit 42 D/E – Unit 10		
Ground Floor	2,744 sq. ft.	(254.92 sq. m)
Basement	1,625 sq. ft.	(150.96 sq. m)
Unit 60 – 55 The Broadway		
Ground Floor	979 sq. ft.	(90.95 sq. m)
Basement	721 sq. ft.	(66.98 sq. m)
Unit 61		
Ground Floor	1,216 sq. ft.	(113 sq. m)
Basement	742 sq. ft.	(69 sq. m)

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 an upward only rent review at the 5th anniversary.

Rent

Unit 5 -	£90,000
Unit 13 -	£89,500
Unit 16a -	Upon Application
Unit 22 -	£115,000 per annum exclusive
Unit 42 D/E -	Upon Application
Unit 60 -	£92,500 per annum exclusive
Unit 61 -	£87,500

Rates, Service Charge & Insurance

Unit	Rateable Value	Service Charge
5	£61,500	£23,945
13	£81,500	£14,163
16a	£85,000	£22,244
22	£89,500	To be confirmed
42 D/E	Not Assessed	£40,843
60	£59,500	£7,912
61	Not Assessed	£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

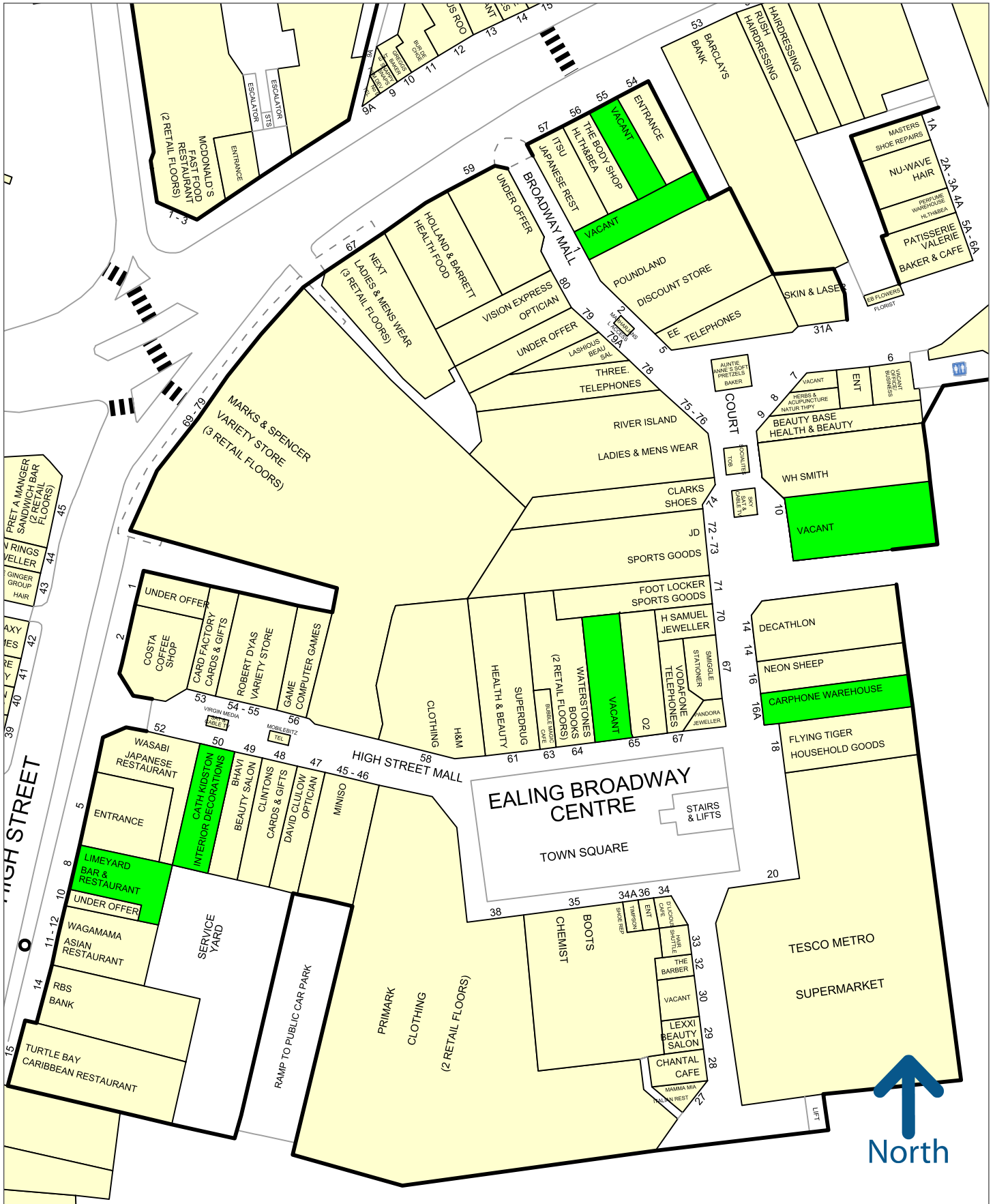
Viewing is strictly by appointment through joint agents, **Green & Partners**, contacting:

Mike Willoughby 020 7659 4827
mike.willoughby@greenpartners.co.uk

Adam Bindman 020 7659 4822
Adam.bindman@greenpartners.co.uk

Or, **Cushman & Wakefield** 020 7935 5000

Subject to Contract



50 metres

Experian Goad Plan Created: 21/10/2020

Created By: Green and Partners



Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011