

PRIME CLASS E OPPORTUNITY UNIT 13 EALING BROADWAY LONDON

Subject to Vacant Possession

Description

The property is situated on The Broadway and is arranged over basement ground and first floors. The unit forms part of the strong performing Ealing Broadway which offers a diverse range of retailers and restaurants and has an estimated annual footfall of 16 million. Occupiers in the scheme include **Tesco, Next, H&M, JD and Decathlon** with leisure offer provided by **Wagamama, Turtle Bay, Bread Street Café and Loungers**.

Ealing Broadway underground and train station is a 3 minute walk away. Nearby occupiers include **Moss Bros** and **Sports Direct**. 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:

Basement	774 sq. ft.	(72 sq. m)
Ground Floor	1,009 sq. ft.	(94 sq. m)
First Floor	654 sq. ft.	(61 sq. m)
Total	2,437 sq. ft.	(227 sq. m)

Lease

A new lease is available offering a term certain until January 2025. The lease is to be contracted outside the security provisions of the Landlord & Tenant Act.

Rent

£60,000

per annum exclusive.



Business Rates

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

Rateable Value £30,464

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 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 07810 480291
mike.willoughby@greenpartners.co.uk

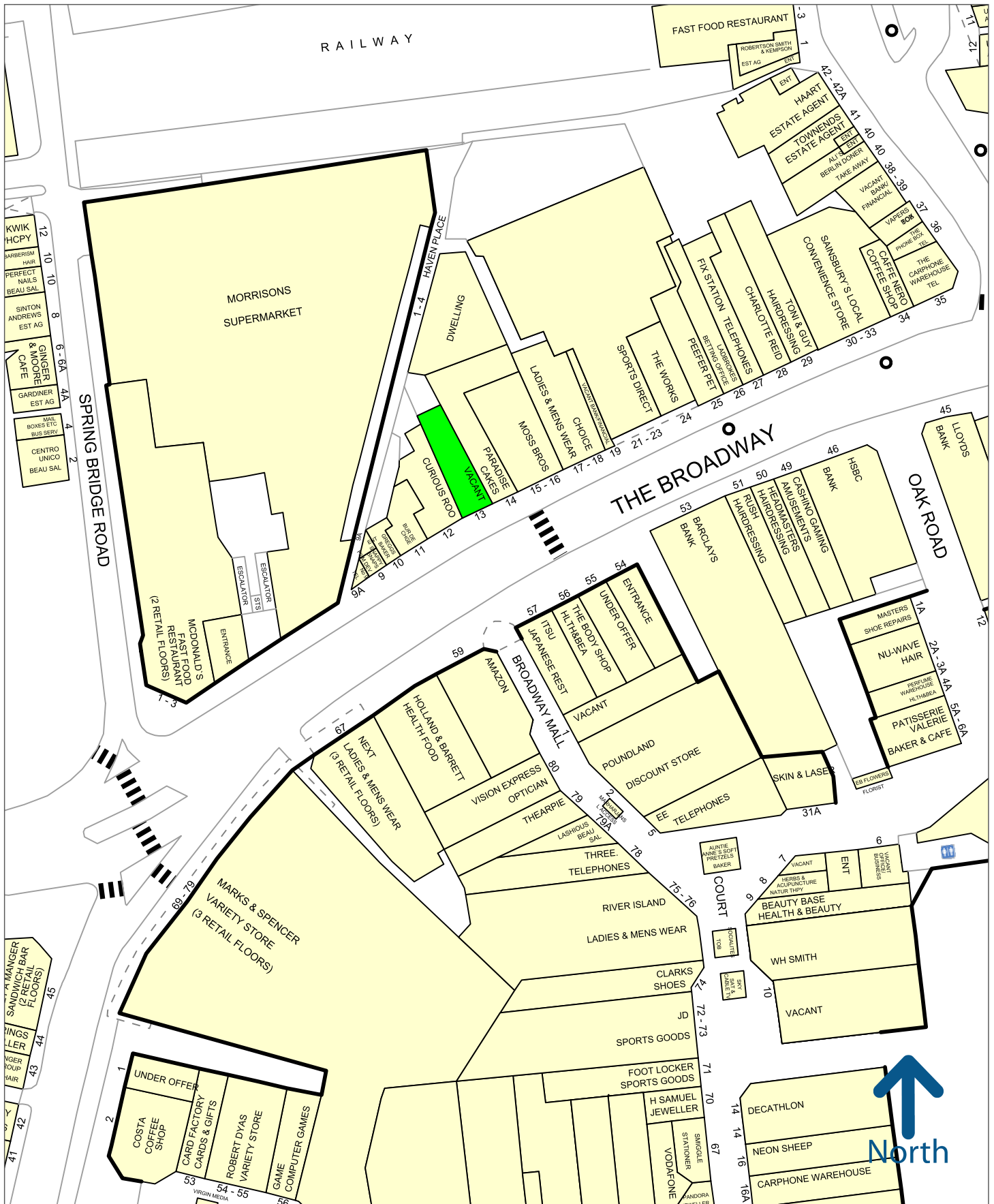
Adam Bindman 07825 442413
adam.bindman@greenpartners.co.uk

Or, **Cushman & Wakefield**, contacting

Toby Sykes 020 7152 5240
toby.sykes@cushwake.com

Nicole De Blaquiére 020 7152 5044
nicole.deblaquiere@cushwake.com

Subject to Contract



Experian Goad Plan Created: 17/02/2022
Created By: Green and Partners



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