

CLASS E OPPORTUNITIES

UNIT 13 & 28

EALING BROADWAY

LONDON

Subject to Vacant Possession

Description

The properties are situated on The Broadway. The properties are located opposite the Ealing Broadway scheme which benefits from occupiers such as **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 with the Elizabeth Line opening May 2022 and giving even greater connectivity.

Nearby occupiers include **Moss Bros, Greggs** and **Sports Direct**. Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged as follows and provide the following approximate areas:

<u>Unit 13</u>		
Basement	774 sq. ft.	(72 sq. m)
Ground Floor	1,099 sq. ft.	(102 sq. m)
First Floor	654 sq. ft.	(61 sq. m)
Total	2,527 sq. ft.	(274 sq. m)

<u>Unit 28</u>		
Ground Floor	1,777 sq. ft.	(165 sq. m)
Total	1,777 sq. ft.	(165 sq. m)

Lease

A new lease is available offering a term certain until January 2025 with rolling landlord breaks thereafter.

The lease is to be contracted outside the security provisions of the Landlord & Tenant Act.

Rent

Unit 13

£60,000

per annum exclusive.

Subject to Contract

Unit 28

£55,000

per annum exclusive.

Business Rates

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

Unit 13

Rateable Value	£59,500
UBR (21/22)	0.512p

Unit 28

Rateable Value	£58,000
UBR (21/22)	0.512p

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

EPC

EPC's have been commissioned. 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 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 Blaquiere 020 7152 5044

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50 metres

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Experian Goad Plan Created: 24/05/2022

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