## 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	<b>2,527 sq. ft.</b>	<b>(274 sq. m)</b>
<u>Unit 28</u> Ground Floor Total	1,777 sq. ft. <b>1,777 sq. ft.</b>	(165 sq. m) <b>(165 sq. m)</b>

#### 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

#### <u>Unit 28</u>



per annum exclusive.

#### **Business Rates**

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

<u>Unit 13</u>	
Rateable Value	£59,500
UBR (21/22)	0.512p
<u>Unit 28</u>	
Rateable Value	£58,000
UBR (21/22)	0.512p

All parties are to advised to make their own enquires 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
nicole.deblaquiere@cushwake.com	

### green&partners

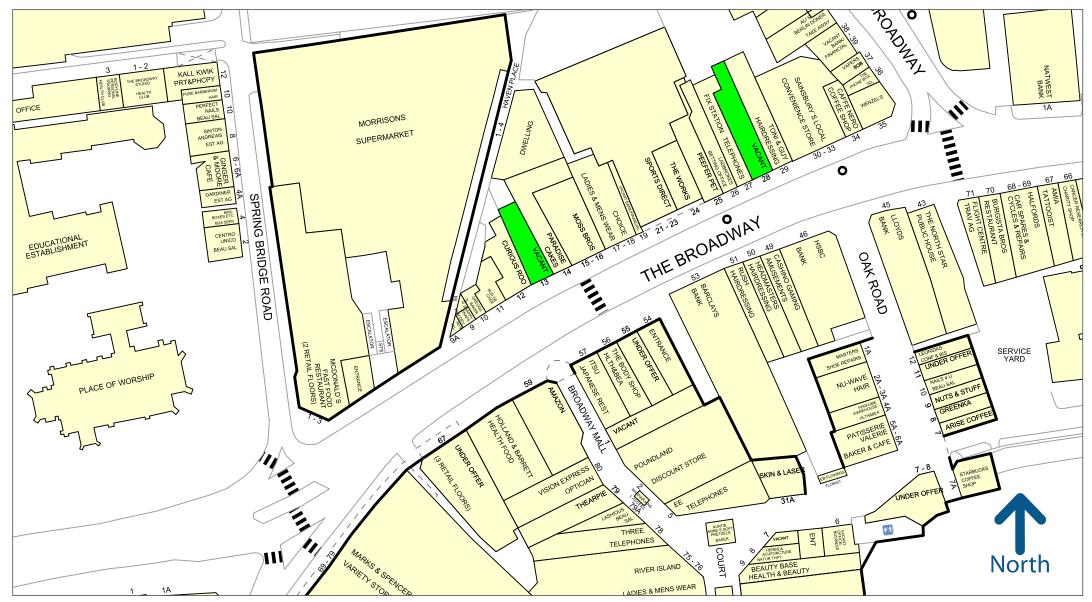
020 7659 4848 | info@greenpartners.co.uk | greenandpartners.co.uk

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Map data





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