

TELEPHONE

020 8995 5678**“Very well presented - Ready To Move In”****A1-Use Shop – 445 sq. ft.** [41.34m²]**78 ST MARY’S ROAD**
South Ealing, W5 5EX**NEW LEASE – To Let****LOCATION:**

Situated on the West side of St Mary’s Road (B455), directly opposite St Mary’s Church/Church Gardens. The property is surrounded by a densely populated residential area which is served by this local parade of shops and local amenities. St Mary’s Road is the busy main through route between Brentford/A4 and Ealing Broadway. The area is well served by public transport being within 250m of South Ealing (Piccadilly Line) TfL station, plus the many ‘bus routes. ‘Pay & Display’ parking close by.

ACCOMMODATION: Arranged over the GROUND FLOOR:**Shop** (A1 Use) - **445 sq. ft.** [41.34m²]**PLUS:** - Well appointed external W.C.
- Rear pedestrian access

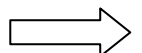
(the above measurements are approximate and for guidance only)

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FEATURES: A1 USE SHOP * VERY WELL PRESENTED – Ready to move into
* DENSELY POPULATED RESIDENTIAL AREA * CONVENIENT
FOR ALL THE EXCELLENT AMENITIES OF EALING
BROADWAY * **To LET – NEW LEASE – SOLE AGENT.**



TERMS

LEASE: A new full repairing & insuring lease for a minimum term of 8 years, subject to rent reviews every 4th year of the term.

RENT: **£12,750** per annum exclusive.

RATES: Please contact the London Borough of Ealing on 020 8825 7020.
We are advised that the current rateable value is £9,800 (2009/2010).

EPC: Available on request.

LEGAL COSTS: The ingoing tenant to contribute £1,000 + V.A.T. towards the Landlord's legal costs in the transaction.

POSSESSION: Immediately upon completion of legal formalities.

VIEWING: Strictly by appointment through the Landlord's sole agents:

MJFINN COMMERCIAL

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N.B

Rent, etc. quoted exclusive of V.A.T.

Subject to Contract

(03/10)