

TELEPHONE

**020 8995 5678**

**SHOP** (A1 Use) – **570 sq. ft.** [52.96m<sup>2</sup> + Rear Store 65 sq. ft.]  
*plus* **Basement** – **470 sq. ft.** [43.67m<sup>2</sup>]

# 20 The Avenue

## West Ealing, W13 8PH

### TO LET – New Lease

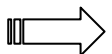
**LOCATION:**

Prominent situation on the east side of The Avenue. McColl's newsagents and Syntec Telecom are adjacent. The property is surrounded by a densely populated residential area interspersed with several commercial users. Local traders include, Lucky Wines, Moose House Stuff, Blakes Florists and The Drayton P.H.. West Ealing mainline station is within ¼ mile. The area is served by bus routes. 'Pay & Display' parking is available along The Avenue.

**ACCOMMODATION: PROMINENT GROUND FLOOR SHOP with BASEMENT.**

<b>SHOP</b>		<b>570 sq. ft.</b> ( 52.96m <sup>2</sup> )
Rear Store		<b>65 sq. ft.</b> ( 6.09m <sup>2</sup> )
<b>BASEMENT</b>	(C.H. ± 6'6)	<b>470 sq. ft.</b> ( 43.67m <sup>2</sup> )
<b>TOTAL</b>	(approximately)	<b>1,105 sq. ft.</b> (102.66m <sup>2</sup> )
Window Frontage	–	19'3 (5.87m)
Shop Depth	–	30'6 (9.30m)

**Plus Staff Area and WC/Washroom**



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**FEATURES: VERY MUCH IN DEMAND IN THIS BUSY & POPULAR LOCATION \* A1 RETAIL USE \* FORECOURT/PAVEMENT DISPLAY \* ELECTRIC ROLLER SHUTTER \* GROUND FLOOR AND BASEMENT \* TO LET – NEW LEASE – SOLE AGENT.**



## **TERMS**

- LEASE:** A NEW full repairing and insuring lease for a term of 12 years, subject to upward only rent reviews every 4<sup>th</sup> year.
- RENT:** **£14,000** per annum exclusive.
- LEGAL COSTS:** Tenant to pay £1,000 plus V.A.T. towards the Landlord's costs.
- RATES:** Please contact the London Borough of Ealing 020 8825 7020.  
*We are advised that the rateable value for the shop is £11,000.*
- POSSESSION:** Immediately upon completion of legal formalities.
- VIEWING:** Strictly by prior appointment through Landlord's sole agent:

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Subject to Contract

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