

TELEPHONE

020 8995 5678

SHOP (A1 Use) – **570 sq. ft.** [52.96m² + Rear Store 65 sq. ft.]
plus **Basement** – **470 sq. ft.** [43.67m²]

20 The Avenue

West Ealing, W13 8PH

TO LET – New Lease

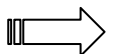
LOCATION:

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.

SHOP		570 sq. ft. (52.96m ²)
Rear Store		65 sq. ft. (6.09m ²)
BASEMENT	(C.H. ± 6'6)	470 sq. ft. (43.67m ²)
TOTAL	(approximately)	1,105 sq. ft. (102.66m ²)
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 4th 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 £11,500 (2010/11).
- EPC:** Available upon request
- POSSESSION:** Immediately upon completion of legal formalities.
- VIEWING:** Strictly by prior appointment through Landlord's sole agent:

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Subject to Contract

(04K10)