

TELEPHONE

020 8995 5678

"BUSY LOCATION - PROMINENT CORNER POSITION"

SHOP – 565 sq. ft. [52.49m²]

plus Basement - 600 sq. ft. [55.74m²]

24 The Avenue West Ealing, W13 8PH

TO LET – New Lease

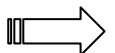
LOCATION: Prominent situation (38'9 return frontage) on the east side of The Avenue, at the junction with Gordon Road; in pole (north) position of this busy parade of local shops; McColls newsagents is adjacent. West Ealing mainline station is within ¼ mile. The area is served by bus routes. Both 'Pay & Display' and limited "free" parking is available along The Avenue.

ACCOMMODATION: PROMINENT GROUND FLOOR SHOP with BASEMENT.

SHOP		565 sq. ft. (52.49m ²)
BASEMENT	(C.H. ± 7'0)	600 sq. ft. (55.76m ²)
TOTAL	(approximately)	1,165 sq. ft. (108.23m ²)

Gross Return Frontage	-	38'9	(12.11m)
Shop Depth	-	29'9	(9.07m)

**With Kitchenette
Plus WC and storage**



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FEATURES: VERY MUCH IN DEMAND IN THIS BUSY & POPULAR LOCATION * 38'9 RETURN WINDOW FRONTAGE * GROUND FLOOR AND BASEMENT * A1 RETAIL USE * TO LET – NEW LEASE (NO PREMIUM) – 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:** **£15,000** 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 £10,750 (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)