

TELEPHONE

020 8995 5678

"BUSY LOCATION - PROMINENT CORNER POSITION"

SHOP – 565 sq. ft. [52.49m²]

plus Basement - 600 sq. ft. [55.74m² + Rear Yard Area]

24 The Avenue West Ealing, W13 2PH

TO LET – New Lease

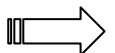
LOCATION: Prominent situation (38'9 return frontage) on the east side of The Avenue, at the junction with Gordon Road; in pole (north) position of this busy parade of local shops; McColls newsagents is adjacent. West Ealing mainline station is within ¼ mile. The area is served by bus routes. Both 'Pay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



2 GLEBE STREET, CHISWICK, LONDON W4 2BH

Fax: 020 8995 6979

Email: info@mjfinncommercial.co.uk

Telephone: 020 8995 5678

www.mjfinncommercial.co.uk

The Agents for themselves and for the Vendors/Lessors give notice that these particulars do not constitute, nor constitute any part of an offer of contract. All statements contained in these particulars are made without responsibility on the part of the Agents or the Vendor/Lessor. None of the statements contained in these particulars is to be relied upon as statements or representation of facts. Any intending Purchaser/Lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Vendor/Lessor does not make or give and neither the Agents or any person in their employ has any authority to make or give any representation or warranty whatever in relation to this property. V.A.T. may be payable on the purchase price and/or rent, all figures quoted are exclusive of V.A.T.

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 £10,000.
- POSSESSION:** Immediately upon completion of legal formalities.
- VIEWING:** Strictly by prior appointment through Landlord's sole agent:

MJFINN COMMERCIAL

Tel: 020 8995 5678

Fax: 020 8995 6979

Email: info@mjfinncommercial.co.uk

Web Site: www.mjfinncommercial.co.uk

Subject to Contract

(10K09)