

TELEPHONE

020 8995 5678*RARELY AVAILABLE IN THIS BUSY PARADE - with A2 USE***SHOP – 440 sq. ft.** (40.88m²)**Basement - 330 sq. ft.** (30.66m²)

61 The Mall

Ealing, W5 3TA

LEASE - All Enquiries

LOCATION:

Situated on the south side of The Mall in this busy parade which runs east from the junction with Windsor Road to Northcote Avenue, close to Halifax, Cancer Research, Burger King, etc. and opposite KFC, Paddy Powers, Monty's. The Mall (A4020) runs west from Ealing Common (junction with the North Circular (A406)) to The Broadway, at the junction with Haven Green/Madeley Road (B455). Ealing Broadway TfL (District and Central lines) and mainline station is within 200 yards to the north. The area is served by many bus routes. Convenient for 'pay and display' parking and within the Ealing Broadway Shopping Centre car park.

ACCOMMODATION: This A2-Use shop provides the following approximate floor areas:**Ground floor 440 sq. ft.** (40.88m²)**Basement (C.H. 7'3) 330 sq. ft.** (30.66m²)

Net Frontage - 11'6 (3.51m)

Gross Frontage - 15'6 (4.73m)

Shop Depth - 37'6 (11.43m)

Plus: 2x W.C.s/washrooms

BASEMENT arranged as large kitchen/mess room & stores

(the above measurements are approximate and for guidance only)

2 GLEBE STREET, CHISWICK, LONDON W4 2BH

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FEATURES: **EXCELLENT OPPORTUNITY, CLEAN LOCK UP SHOP WITH THE ADVANTAGE OF A2-USE * SHELL FINISH * AIR-CONDITIONED * BUSY POSITION AND CLOSE TO MANY MULTIPLES AND EALING BROADWAY STATION * All Enquiries**



Photos reduced in size to increase download speed

TERMS

- LEASE:** Full repairing & insuring lease for a term of 20 years from 21 February 1997, subject to rent reviews every 5th year (our client may consider a sub-letting).
- RENT:** **£27,250** per annum exclusive.
- LEGAL COSTS:** Each party responsible for their own costs in this transaction.
- POSSESSION:** Immediately upon completion of legal formalities.
- RATES:** Please contact the London Borough of Ealing on 020 8825 7020.
We are advised that the rateable value for the shop is £21,250 (2009/10).
- VIEWING:** Strictly by appointment through the Lessor's agent:

MJFINN COMMERCIAL

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Services have not been tested

Subject to Contract

12/09