



43 Bond Street, Ealing W5 5AS



Area

Ground floor 568 sq ft



Location

Prominent position



Rent

£37,500 per annum
exclusive



Basement

Sales area 613 sq ft



Parking

Pay & Display parking in
vicinity



Tube

Ealing Broadway

LOCATION

The property is situated on Bond Street close to the junction with High Street and The Green in a prominent position in the heart of Ealing Broadway.

The unit has excellent footfall immediately outside and is surrounded by multiple retailers, restaurants and takeaways. There is pay and display parking available in close proximity.

DESCRIPTION

The premises are presented in good condition and benefit from Use Class E. The ground floor is approximately 568 sq ft with a staircase leading to a basement of approx 613 sq ft. There are WC facilities in the basement.

TERMS

Available by way of a brand new Full Repairing & Insuring lease at a rent of £37,500 per annum exclusive on terms to be agreed.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in the transaction.

RATES

Interested parties are encouraged to make their own enquiries with the Business Rates department at the London Borough of Ealing.

EPC

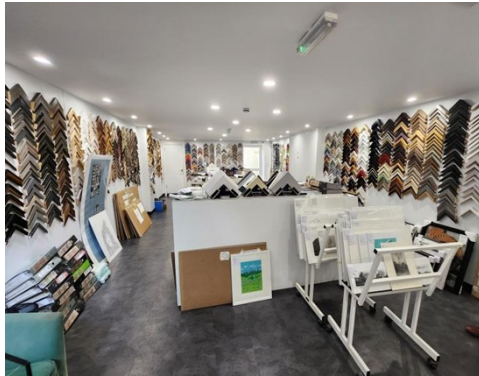
C 66

For further information please contact:

hello@obre.co.uk

or

info@rothassociates.co.uk



O'Brien Real Estate - Commercial Property Surveyors

London: Aurora House, 71-75 Uxbridge Road, W5 5SL | Tel 020 8534 0008

Maidenhead: York House, 18 York Road, SL6 1SF | Tel 01628 334154

Email hello@obre.co.uk | www.obre.co.uk

Misrepresentation Act O'Brien Real Estate and for the vendors/landlords of this property whose agents they are, give notice that: The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute nor constitute part of an offer or contract; All descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchaser/tenant should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; Unless otherwise stated, all prices, rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not however been tested and therefore, we give absolutely no warranty as to their condition or operation; No person in the employment of O'Brien Real Estate has any authority to make or give any representations whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or landlord; No responsibility can be accepted for any expenses incurred by intending purchasers or tenants in inspecting properties which have completed or been withdrawn.

