



## 139 Pitshanger Lane, Ealing W5 1RH



### Area

Approx 742 sq ft



### Location

Thriving local parade



### Rent

£26,000 plus Premium  
offers invited



### Catchment

Affluent highly populated  
location



### Parking

Excellent "stop & shop"  
facilities

## LOCATION

The property is situated in the heart of Pitshanger Lane which aside from being a previous winner of "High Street of the Year", is a thriving local shopping area where units rarely become available. Equidistant between Ealing Broadway and Greenford Town Centres.

## DESCRIPTION

The unit has been used for many years as a fishmongers. It benefits from a main retail area, small office, and WC. There is also a yard to the rear. It has Use Class E and would be suitable for a variety of occupiers - subject to Landlords consent. There is a restrictive user policy along the parade as per good estate management.

## TERMS

Available by way of a new Full Repairing & Insuring lease directly from the Landlord. A premium is required for the outgoing tenant - offers invited.

## LEGAL COSTS

Each party are to bear their own legal cost incurred in the transaction.

## RATES

According to the Valuation Office, the Rateable Value is £15,750 per annum. Interested parties are advised to make their own enquiries with the London Borough of Ealing.

## EPC

C 59

For further information please contact:

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