



120 Pitshanger Lane, Ealing W5 1QP



Area

Approx 336 sq ft



Rent

£20,000 per annum
exclusive



Location

Adjacent to Coop. Busy
thriving parade

LOCATION

Adjacent to the Coop & Post Office, 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

Open plan retail area presented in good condition and approximately 336 sq ft. Please note that there are no self contained WC facilities although there is access to the ones in the remainder of the building. Benefitting from Use Class E and suitable for a variety of occupiers subject to lessor and superior lessor consent.

TERMS

The premises are available by way of a new effecting full repairing and insuring sublease, to be outside of the Landlord & Tenant Act 1954 part 2. In order to comply with the Head Lease, any agreements will be on a twelve month basis.

LEGAL COSTS

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

ADMINISTRATIVE COSTS

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract /references.

RATES

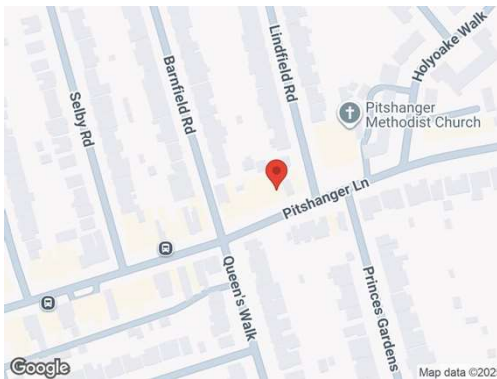
According to the Valuation Office the Rateable Value is £7,900 per annum. Interested parties are encouraged to make their own enquiries with the London Borough of Ealing.

EPC

B 35

For further information please contact:

hello@obre.co.uk



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