



62 Pitshanger Lane, Ealing W5 1QX



Area

Approx 746 sq ft overall



Location

Very popular thriving parade



Price

Premium offers invited for the lease



Basement

Approx 348 sq ft



Parking

Free on street parking bays available



Rent

£20,500 per annum exclusive

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

Benefitting from a return frontage, the unit consists of a main retail area, storage area, as well as two basement rooms with full head height and good access. There is also a kitchen area and WC facilities.

TERMS

Available by way of an assignment of the existing lease which was for a term of twenty years from 23rd April 2013. The passing rent is £20,500 per annum and the next rent review is 23rd April 2028. Premium offers invited.

LEGAL COSTS

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

RATES

According to the Valuation Office, the Rateable Value is £11,750 per annum. Interested parties are encouraged to make their own enquiries with the London Borough of Ealing.

EPC

For further information please contact:

Simon O'Brien
simon@obre.co.uk



O'Brien Real Estate - Commercial Property Surveyors

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

Maidenhead: Clyde House, Reform Road, SL6 8BY | 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.

