



155 Pitshanger Lane, Ealing W5 1RH



Area

Approx 407 sq ft



Parking

excellent on street free parking



Location

Incredibly busy local parade



Rent

£20,000 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

Previously used as an opticians these premises lend themselves to a variety of uses within Use Class E.

Currently configured with a main retail area, former sight testing room, storage room to rear and an internal WC. There is one parking space provided.

TERMS

Available by way of a brand new lease excluded from the Landlord & Tenant Act 1954 part 2 for a term of five years. The Landlord reserves the right to serve six months notice for vacant possession at any point after the first twelve months.

LEGAL COSTS

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

RATES

According to the VOA website the Rateable Value is £8,800 per annum. Interest parties are recommended to make their own enquiries with the London Borough of Ealing.

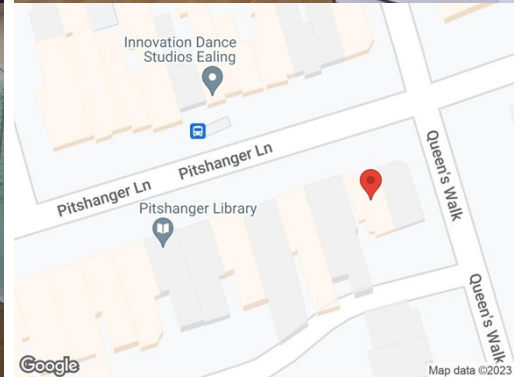
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For further information please contact:

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