



180 South Ealing Road, London, W5 4RJ
To Let: Prominently Located A1/A2 Lock Up Shop
1,396 SQ FT (129.69 SQ M)



A1/A2 Retail Use

Landlord will consider A3/A5 Use (Subject to Planning)

Available Immediately

Flexible Terms

Rent £25,000 per annum

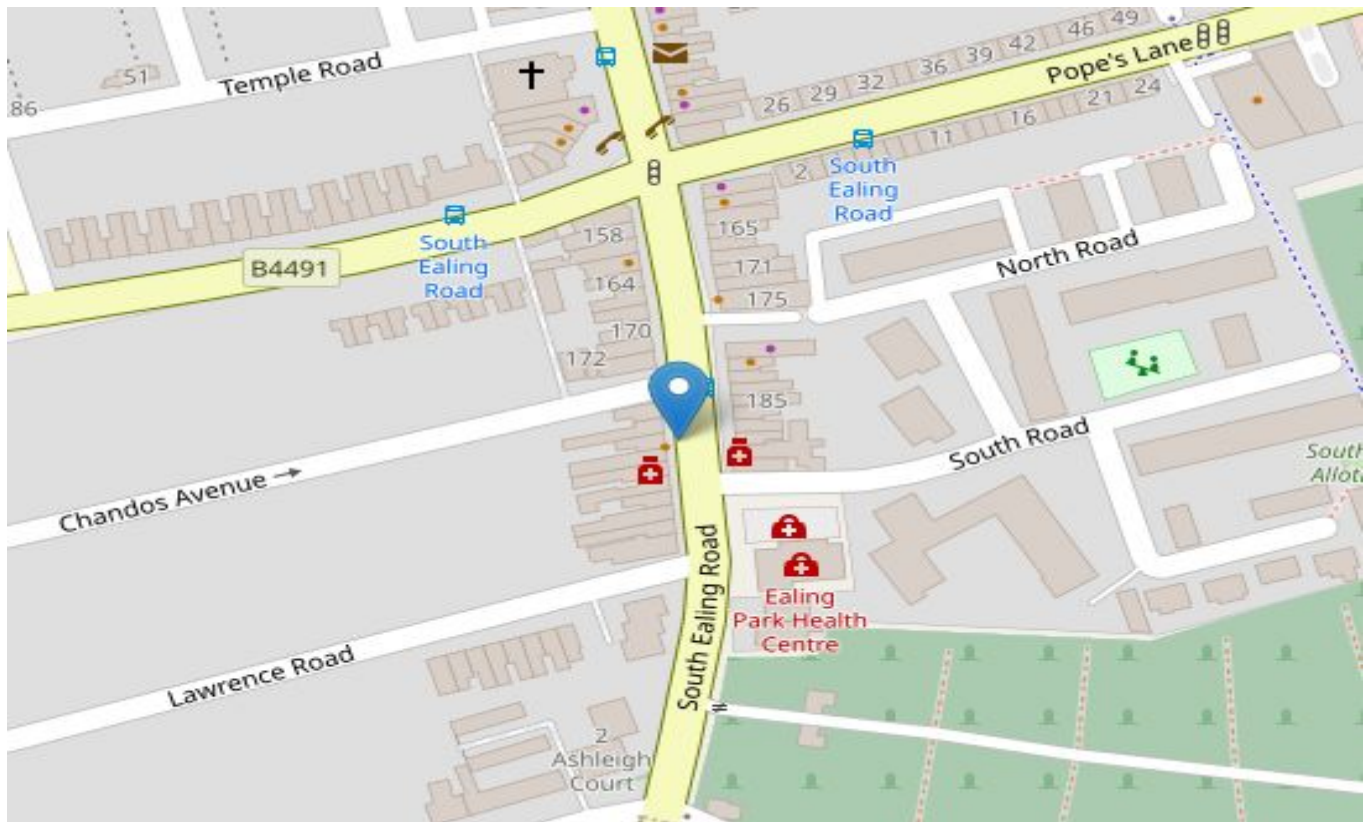


Important: Banco Surveyors Limited for themselves and for the vendor/lessor of this property whose agents they are give notice that (i) these particulars do not constitute any part of an offer or contract (ii) all statements contained in these particulars are made without responsibility on the part of Banco Surveyors Limited or the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact; (iii) any intending purchaser/lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (iv) the vendor/lessor does not make or give and neither Banco Surveyors Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property (v) all rentals and prices are exclusive of VAT.



Location

The property is located on the western side of South Ealing Road, approximately two miles to central Ealing Broadway main shopping facilities. The property is in an established retail parade, which has a number of local traders and niche operators serving the local community. South Ealing Underground Station (Piccadilly Line) is a short walk away connecting to Heathrow and Central London.



Description

The property is a former Metropolitan Police Station and is currently configured with a private small meeting room and customer booth on the ground floor. Further office ancillary space located on the first floor with WC and shower facilities on this level. The property also benefits with a large rear yard, which is accessed from the ground floor and leads to the side street.



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Gross Internal Floor Area:

Ground and Uppers 1,396sq ft (129.69 sqm)

Net Internal Floor Area:

Ground and Uppers 1,320sq ft (122.70sqm)

Shop Area ITZA 527sq ft (48.95sqm).

Business Rates

The Valuation Office website indicates a 2017 Rateable Value of £15,000.

Energy Performance Certificate

The accommodation has an Energy Performance Asset rating of 35 (within band B).

Proposal

The unit is available on a new lease on a full repairing and insuring basis for a term of years to be negotiated subject to periodic rent reviews.

Rental

The quoting rent is £25,000 per annum.

Legal Costs

Each party to be responsible for their legal costs.

Viewing

Contact: Mr Harj Banger BSc (Hons) MRICS
hb@bancosurveyors.com

Mr Harps Bariah BSc (Hons)
hsb@bancosurveyors.com

Phone: 0208 577 5700

Banco Surveyors Ltd acting as sole agents

Ref: 1017



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