

PRIME SHOP TO LET

199-201 High Street, Acton

7-8 Conduit Street, London,
W1S 2XF
020 7182 7480
www.fawcettmead.co.uk



Retail property expertise

- Prime retailing location in close proximity to Morrisons, Barclays and Subway

LOCATION

Acton is a popular west London suburb located between Hammersmith and Brentford, 6 miles west of Central London and 7 miles north east of London Heathrow airport.

The subject property is situated in a high footfall location on the south side of the High Street in between the junctions of Mill Hill Grove and Crown Street. Surrounding occupiers include **Morrisons, Barclays Bank, Subway, The Puzzle Public House** and **Tote Sport**.

RENT

£52,500 pax

TENURE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.

RATES

Rateable value (17/18) £32,250

Interested parties should verify these figures with the Valuation Office (www.gov.uk).

ACCOMMODATION

The premises are arranged over ground, first and basement, with the following approximate net internal floor areas:

Ground Floor Sales: 228.36 sq m 2,458 sq ft
Basement Ancillary: 54.5 sq m 586 sq ft

WC's located to rear of first floor with additional first floor ancillary potentially available. Details on request.

SPECIFICATION

The premises are handed over in their existing condition.

COSTS

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



INSPECTIONS

Viewing is strictly by appointment with:

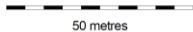
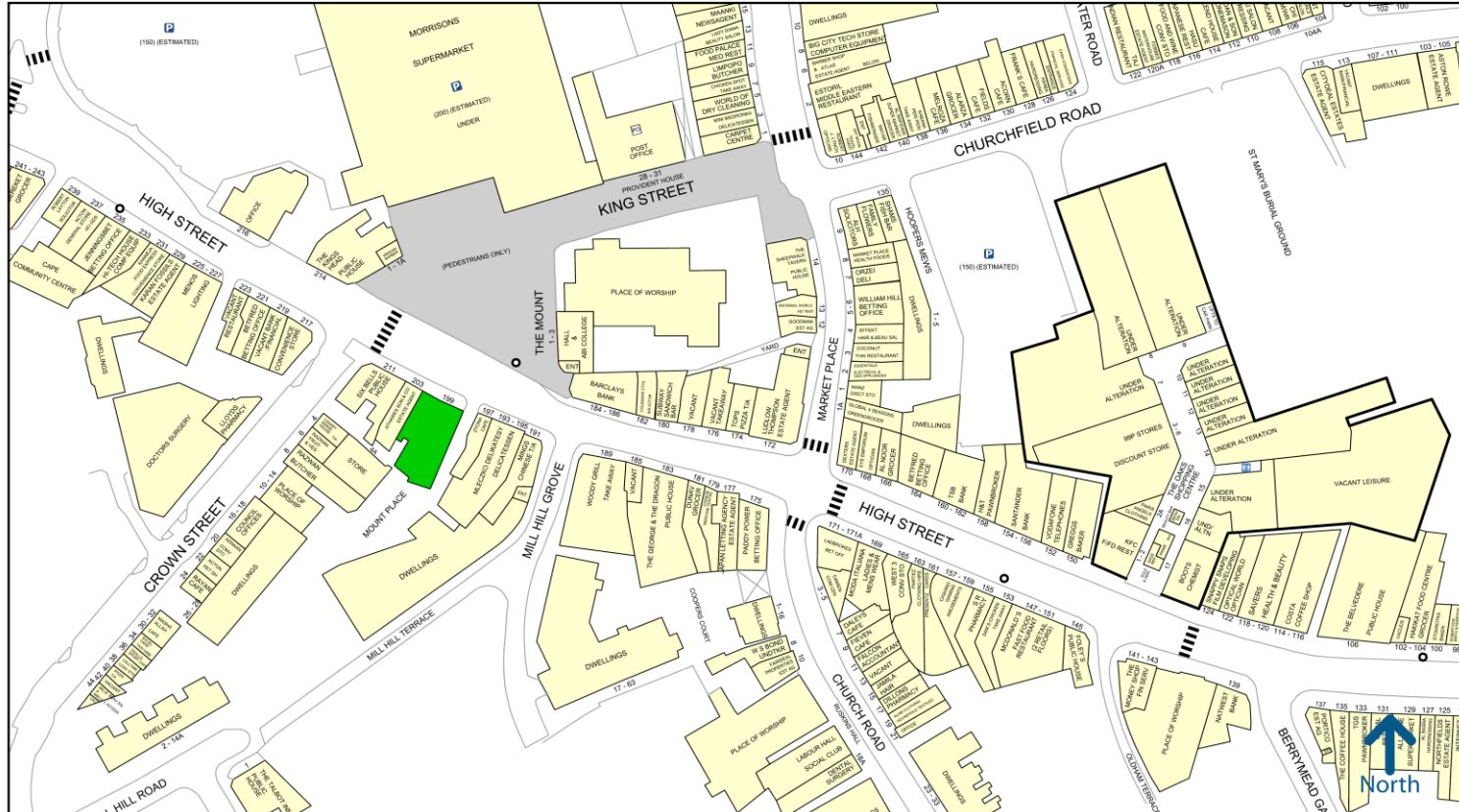
Nick Carvey
020 7182 7493
Nick@fawcettmead.co.uk

Or via our joint agent HRH:
Tim Hance - 020 7908 7031

SUBJECT TO CONTRACT



Acton



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