

PROMINENT SHOP/RESTAURANT TO LET / MAY SELL

WEST EALING - 114 THE BROADWAY, W13 0SY

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



Retail property expertise

- Well configured unit suitable for a variety of uses
- Potential to convert first floor to residential
- Opportunity to purchase the freehold interest

LOCATION

Ealing is forecast to be one of London's key growth areas with the opening of two Crossrail stations at both Ealing Broadway and West Ealing.

The subject property is approximately 5 minutes walk from West Ealing station.

There are a host of current and proposed new residential developments in the surrounding area, including the recently completed So Resi Ealing development almost adjacent, which has delivered 136 homes, new green spaces and a newly built 15,000 sq ft of retail space fronting The Broadway.

Retailers in the immediate vicinity include Lidl, Savers, Wilkinson, Sainsburys and Holland & Barrett.

TERMS

Available to let on a new lease for a term to be agreed. Alternatively consideration will be given to a freehold sale.

QUOTING RENT

£47,500 per annum exclusive.

FREEHOLD PRICE

Further information upon request.

ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Ground Floor Sales: 2,086 sq ft 193.87 sq m

Ground Floor Anc: 446 sq ft 41.45 sq m

First Floor Sales/Anc: 1,428 sq ft 132.71 sq m

RATES

Rateable Value (20/21) - £41,750

Interested parties should verify the rates payable with the VOA: www.voa.gov.uk

COSTS

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



INSPECTIONS:

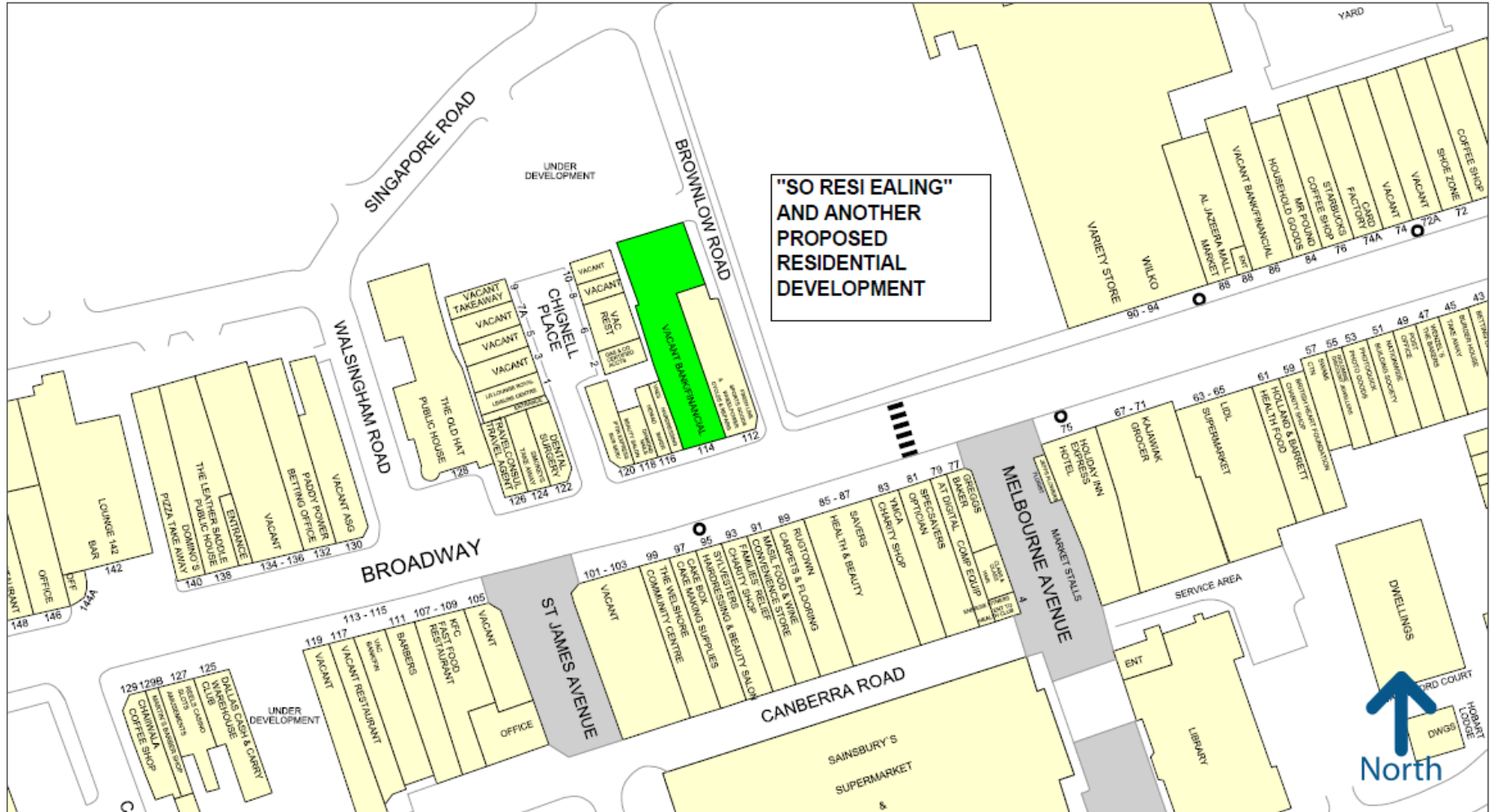
Viewing is strictly by appointment with:

Craig Cawthorne

0117 973 2502

craig@fawcettmead.co.uk

Subject to Contract



Experian Goad Plan Created: 04/11/2020
Created By: Fawcettmead

MISREPRESENTATION ACT | COPYRIGHT | DISCLAIMER

Fawcett Mead, for themselves and for the vendors of this property, whose agents they are, give notice that (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or the advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either in whole or any part of an invitation, offer or contract of sale of the property; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to accuracy of such details.

No responsibility or liability is or will be accepted by Fawcett Mead, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, its connection with the possible sale of the property.

No person in the employment of Fawcett Mead or the vendor(s) has authority to make or give any representation or warranty, express of implied, in relation to the property. References to Fawcett Mead include any joint agents acting with Fawcett Mead.