

# PRIME RETAIL UNIT TO LET

**85-87 Broadway, West Ealing, W13 9BP**

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London, W1S 2XF  
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[www.fawcettmead.co.uk](http://www.fawcettmead.co.uk)



Retail property expertise

- Prime trading location on Broadway
- Modern well configured retail unit

## LOCATION

Ealing is forecast to be one of London's key growth areas in the coming years with the imminent Crossrail, Dickens Yard and Filmworks developments.

Situated on Broadway, the subject property is approximately 5 minute walk from West Ealing overground station, which is currently being transformed into a Crossrail station opening in 2019.

Directly opposite the subject property will be the new So Resi Ealing development which is due to open at the beginning of 2019. 136 homes are to be built, alongside 15,000 sq ft of retail space.

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

## ACCOMMODATION

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

Ground Floor Sales: 331 sq m 3,560 sq ft

## RENT

£80,000 per annum exclusive of rates, service charge and VAT (if applicable).

## RATES

Interested parties should verify these figures with Ealing Council (020 8825 5000).

## TENURE

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

## 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

SUBJECT TO VACANT POSSESSION



## INSPECTIONS

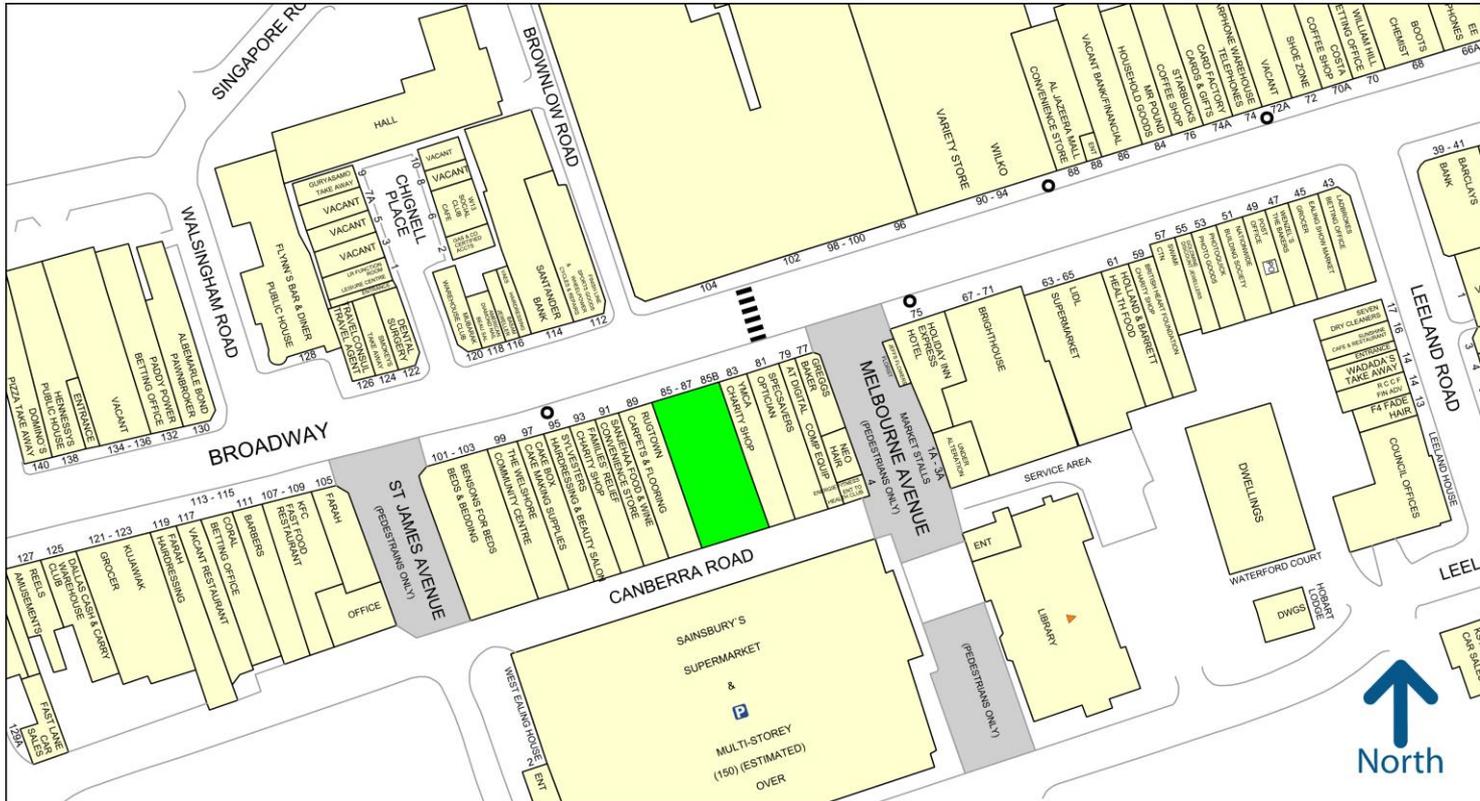
Viewing is strictly by appointment with:

**Nick Carvey**  
020 7182 7493  
[nick@fawcettmead.co.uk](mailto:nick@fawcettmead.co.uk)

Subject to Contract / Vacant Possession



West Ealing



Experian Goad Plan Created: 05/09/2018  
Created By: Fawcettmead



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