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# EALING W5

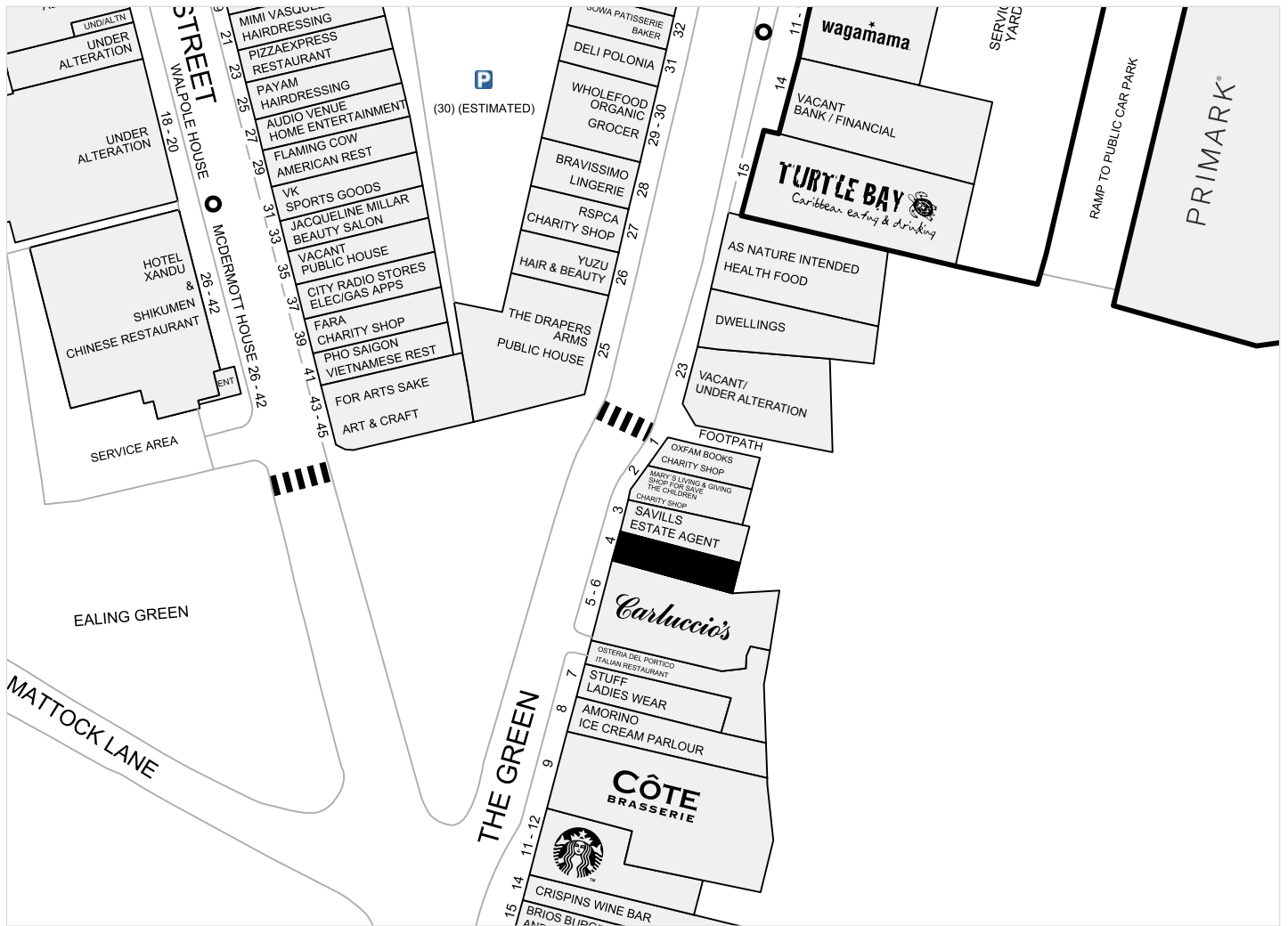
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4 THE GREEN



**NEW SHOP LEASE AVAILABLE**

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## LOCATION

The subject premises are located in Ealing on the north-eastern side of The Green. The property is situated close to the Ealing Broadway Shopping Centre where nearby operators include Amorino, Carluccios, Cote, Starbucks, As Nature Intended, Mary's Living & Giving, Oxfam and Savills.

## ACCOMMODATION

The shop is arranged on ground floor only as follows:

Ground Floor Sales	608 sq ft	56.5 sq m
Ground Floor Ancillary	37 sq ft	3.4 sq m

Floor plans are available on request.

## TENURE

Subject to vacant possession the property is available by way of a new FRI lease for a term to be agreed. The lease will be subject to upwards only rent reviews at 5 yearly intervals and will be excluded from the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

## RENT

£36,500 per annum exclusive.

## TIMING

Possession is available from April 2020.

## RATES

The local rating authority has verbally informed us that the property is currently assessed as follows:

Rateable Value	£21,250
UBR 2019/2020	0.491
Rates Payable	£10,434

Interested parties should verify the above figures for themselves with the local authority or by referring to [www.voa.gov.uk](http://www.voa.gov.uk).

## EPC

An EPC can be made available on request.

## VIEWING

Viewings are strictly via prior appointment through the sole retained agents:

**Nick Furlong**  
020 7183 0584  
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