
EALING W5

71 THE MALL



LEASE AVAILABLE



LOCATION

The premises are located on the south side of The Mall directly opposite the junction with The Broadway leading to Ealing train station and a short distance east from The Broadway Shopping Centre. The shop is located near to **Metro Bank, HSBC, Burgista Bros, Sainsbury's, Lloyds Bank, Halfords, Headmasters and Rush Hair.**

ACCOMMODATION

The shop is arranged over the ground and basement floors providing the following approximate net internal floor areas:

Ground Floor	895 sq ft	83.15 sq m
Basement	2,203 sq ft	204.66 sq m
Total	3,098 sq ft	287.81 sq m

A floor plan is available on request.

TENURE

The premises are held on an existing lease which expires on 15th February 2025. The lease is held within the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

RENT PASSING

The current rent is £85,500 per annum exclusive.

INCENTIVES

Incentives are available subject to covenant.

RATES

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

Rateable Value £63,000

Interested parties should verify the above figures for themselves with the local authority or by referring to www.voa.gov.uk.

EPC

An EPC can be made available on request.

VIEWING

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

Nick Furlong
020 7183 0584
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SUBJECT TO CONTRACT