
EALING W5

23 NEW BROADWAY



NEW LEASE
AVAILABLE FROM MARCH 2022



LOCATION

The shop premises are located in Ealing on the south side of New Broadway directly opposite Dickens Yard (700 residential units, 100,000 sq ft of retail). The **Broadway Shopping Centre** (450,000 sq ft of retail, 125,000 sq ft of offices) is a short distance to the east and the new Filmworks scheme (200 residential units, 8 screen Picturehouse cinema) opening next year is just to the west on New Broadway. Nearby occupiers include **M&S, Specsavers, Boots Opticians, Pret a Manger, Gails, Pho, Nandos, Balans, Franco Manca, Bills and Creams** amongst others.

ACCOMMODATION

The premises are arranged on the ground floor only providing the following approximate net dimensions and internal floor areas:

Internal width (max)	15 ft 9 ins	4.79 m
Shop depth	65 ft 5 ins	19.95 m
Ground floor	980 sq ft	91.07 sq m

TENURE

Subject to VP, the premises are available by way of a new FRI lease for a term to be agreed subject to 5 yearly upward only rent reviews. The lease will be excluded from the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

RENT

The quoting rent is £47,500 per annum exclusive.

USE

The premises have most recently been occupied by an A1 use however the Landlords will consider other uses within Class E. Interested parties should make their own enquires with Ealing Borough Council Planning Department.

RATES

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

Rateable Value £43,500

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
nf@bcretail.co.uk

Ted Parr
020 7183 0589
tp@bcretail.co.uk

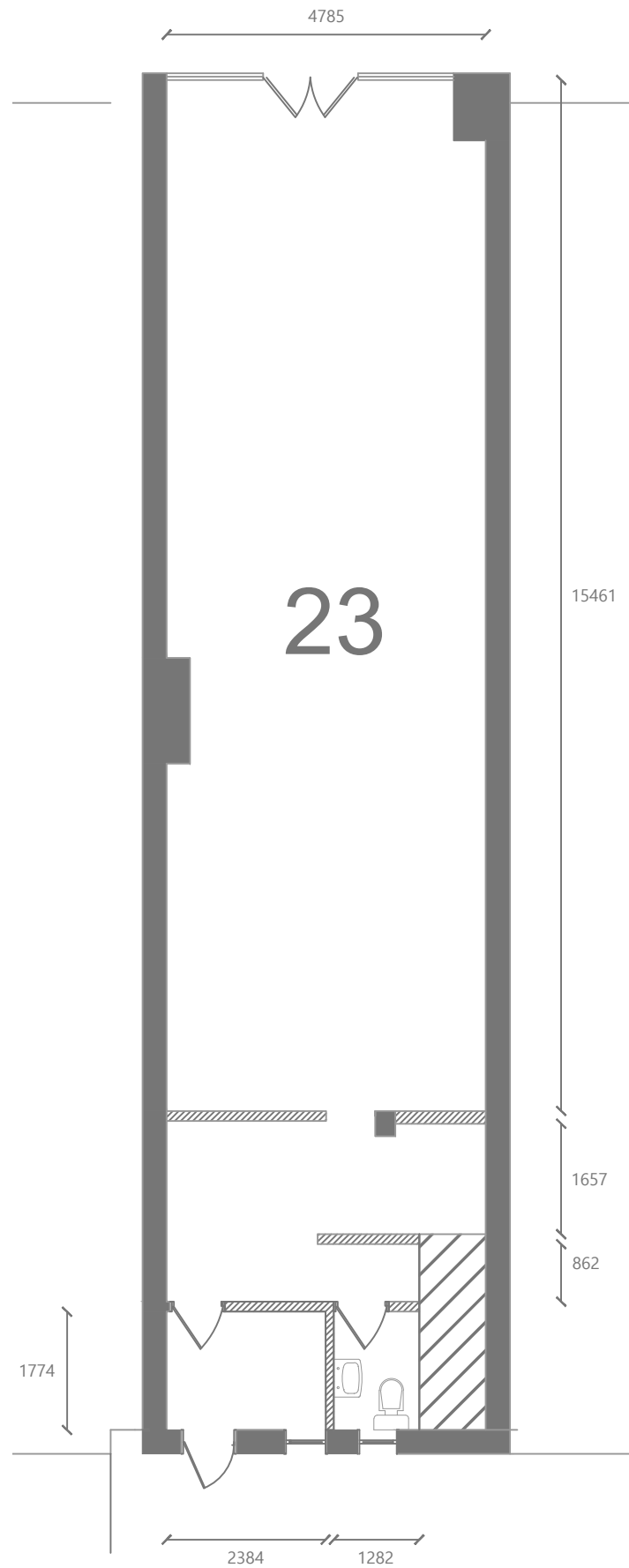


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SUBJECT TO CONTRACT



NOT TO SCALE.

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