
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.

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

ASSIGNMENT

Incentives are available subject to covenant.

SUBLEASE AVAILABLE

Sublease is available at £70,000 per annum to be excluded from the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

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:

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SUBJECT TO CONTRACT