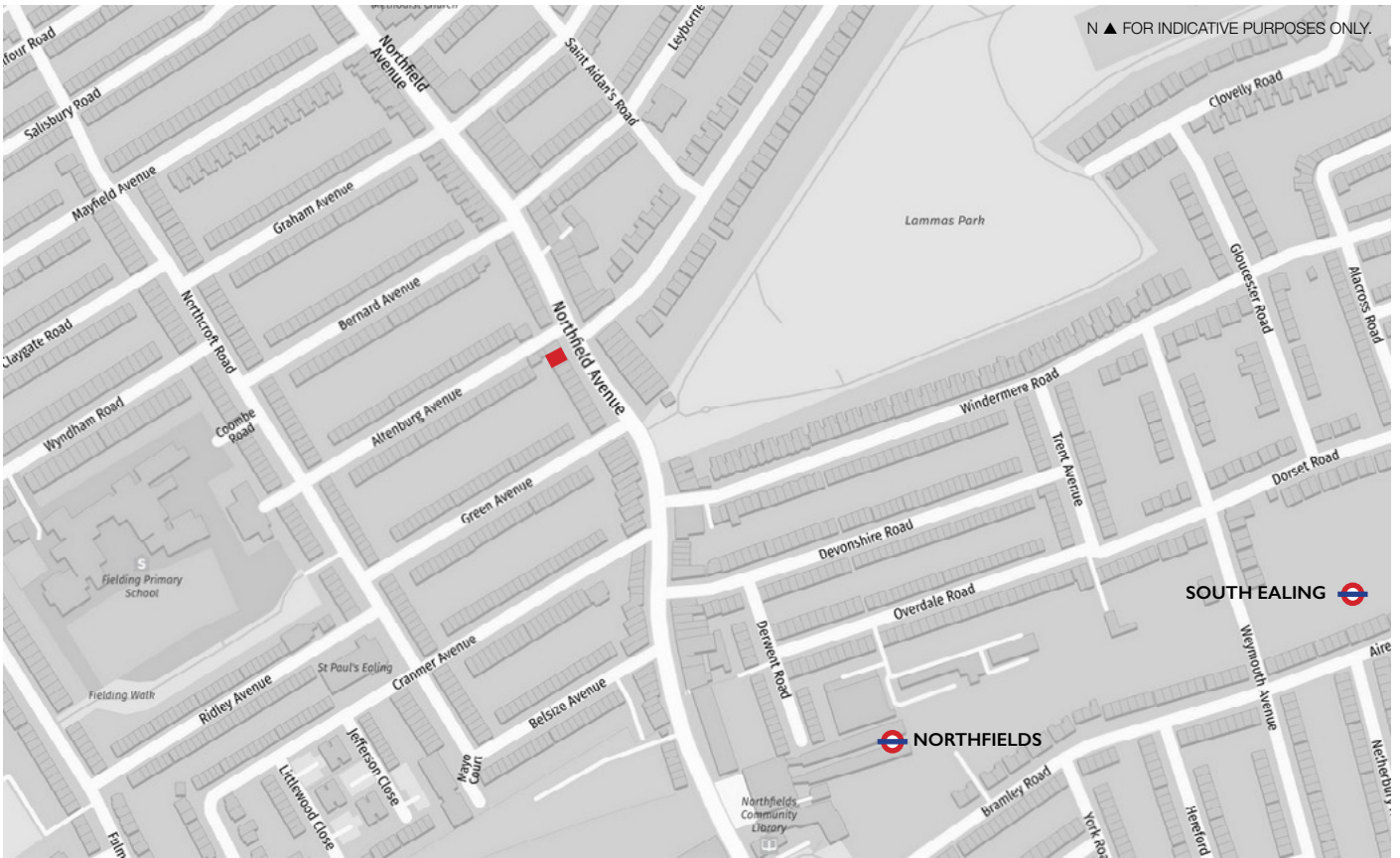


EALING

140-142 NORTHFIELD AVENUE W13



CLASS E SHOP PREMISES
NEW LEASE



LOCATION

The premises are located on the western side of Northfield Avenue opposite the junction with Elers Road and the entrance to Lammas Park. Northfields underground station (Piccadilly Line) is located a short walk to the south. Nearby occupiers include Tuffin & Wren, Swish Hair & Beauty, Pitshanger Bakery, Sainsburys, Tesco, Papaya, Maxim, Klein & Wallace and Dexters.

ACCOMMODATION

The property is arranged on ground floor only providing the following approximate net internal dimensions and floor area:

Internal width	34 ft 3 ins	10.45 m
Build depth (max)	33 ft 9 ins	10.29 m
Ground floor	1,010 sq ft	93.83 sq m

There is a forecourt to the frontage which extends to approx. 479 sq ft (44.51 sq m).

TENURE

The shop is available by way of a new FRI 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

Rental offers are invited in excess of £35,000 per annum exclusive.

USE

We believe the premises have Class E use however interested parties should make their own enquiries with Ealing Borough Council Planning Department.

RATES

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

Rateable Value £30,000

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

Viewing are strictly by appointment via the sole retained agents:

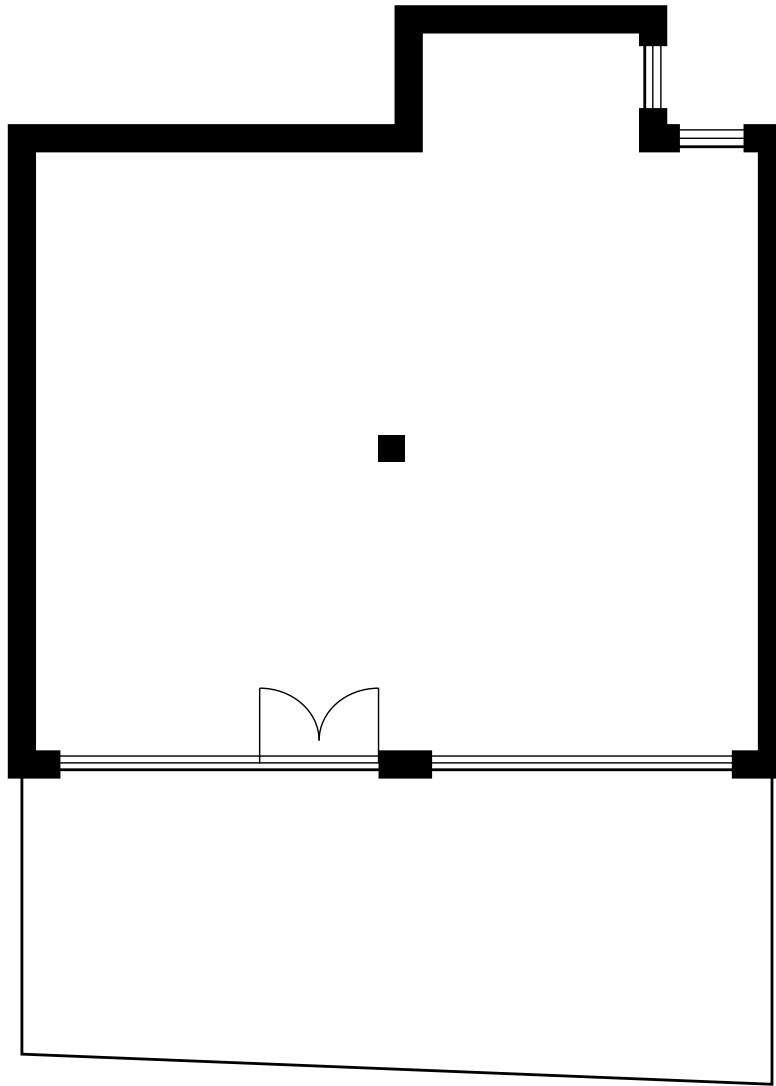
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Misrepresentation Act: Whilst every care is taken in the preparation of these particulars BC Retail and the vendor / lessor take no responsibility for any error, mis-statements or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to this property. 2023 SUBJECT TO CONTRACT

GROUND FLOOR SHOP UNIT



NORTHFIELD AVENUE

The above plans are not to scale and are for indicative purposes only.