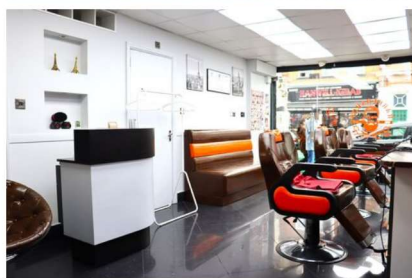
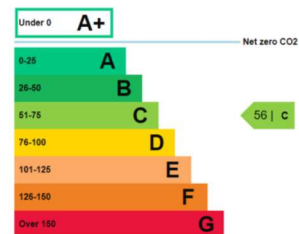


LEASEHOLD FOR SALE



This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient)

Boston Road, Hanwell, W7

£ 12,000 Per Annum

Highlight Features

- ✓ £42,000 Premium/Goodwill
- ✓ Close to Centre
- ✓ E Class Use
- ✓ Near Crossrail Station
- ✓ Renewable Lease
- ✓ Stop and Shop Parking

Description

A well-maintained commercial unit to let in a well sought-after location in Hanwell. The property consists of ground floor space, kitchenette and WC. Further benefits include 'stop and shop' parking for 30 minutes on the opposite side of the road.

Location:

The premises are on ever-popular Boston Road, Hanwell, W7. Located within a 5-minute walk from Hanwell mainline station, which is on Elizabeth Line (Crossrail), providing a fast access into Heathrow and Paddington. The local area benefits from increased footfall and activity from the new Hanwell Square development, providing 283 apartments, workspaces and commercial units.

Premium / Goodwill:

Current owner is seeking £42,000 premium / goodwill for the benefit of fixtures and fittings and ongoing business.

Terms:

An assignment of a fully repairing and insuring lease (FRI) which was for 12 years (renewable) from November 2017 and due to expire in November 2029.

Accommodation:

Ground floor: 30 Sq M / 322 Sq Ft

Usage:

We believe the premises fall under Class E (formerly A1) of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020, however applicants are advised to make their own enquiries with Ealing Council.

Business rates:

We believe this property will qualify for 100% relief but applicants are advised to make their own enquiries with London Borough of Ealing Council.

EPC:

This property has an energy performance rating of: C

Legal Costs:

Each party to bear their own legal costs incurred in this transaction as well as the incoming tenant to bear landlord's legal costs.

Viewings:

Strictly by an appointment via Kingworths.

Map



Interested In This Property?

Book a viewing using the form or get in touch with us on the details below:

Kingworths

Westlink House, 981 Great West Road, Brentford, TW8 9DN

Tel: 020 8226 0141

Email: info@kingworths.com

