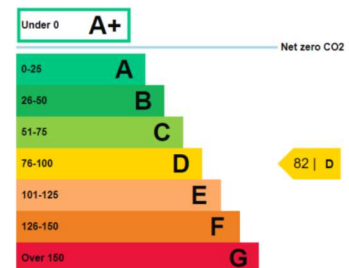


LEASE FOR SALE



Uxbridge Road, Ealing, W13

£ 24,000 Per Annum

Highlight Features

- ✓ £65,000 Premium/Goodwill
- ✓ E Class Use
- ✓ Furnished
- ✓ Great Transport Links
- ✓ Near Crossrail Station
- ✓ Renewable Lease

Description

Large commercial unit to let (leasehold to purchase) in a sought-after location on a busy High Street. The property consists of ground floor space, access to back patio area and cold room. Further benefits include a large kitchen, storage and customer WC.

Location:

The premises are in a prime position on Uxbridge Road, Ealing W13. Located within a 5-minute walk from West Ealing station, which is part of Elizabeth Line (Crossrail) providing a fast access into Heathrow as well as Paddington. The local area benefits from high footfall and activity from the local office buildings as well as surrounding residential area. Local businesses include Waitrose, Tesco express, The Gym and Daniel bed store just to name a few.

Accommodation:

101 Sq M / 1,087 Sq Ft

Terms:

This property is available by a way of an assignment of a 15 year, renewable, full repairing and insuring lease (FRI) which commenced in 2014 with 5 yearly rent reviews at an annual rent of £24,000.

Premium / Goodwill:

The owner is seeking £65,000 goodwill / premium for the benefit of the leasehold, fixtures

and fittings.

Usage:

We believe the premises fall under Class E 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:

Applicants are advised to make their own enquiries with London Borough of Ealing council.

EPC:

This property has an EPC rating of D.

Legal Costs:

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