

Former Supermarket Unit To Let

Units 3 & 4, 96-122 Uxbridge Road

West Ealing - W13 8RB

BWP

O'Brien & Co

Chartered Surveyors

FORMER SUPERMARKET UNIT TO LET

Units 3 & 4, 96-122 Uxbridge Road, West Ealing, W13 8RB

ASKING RENT £100,000 PA (excl)



Summary:

- A rare opportunity to lease a prime retail unit in West Ealing formerly let to a supermarket.
- The ground floor comprises an approx. 4,773 sqft retail unit fronting onto the Uxbridge Road in West Ealing.
- 10 Demised parking spaces in rear undercroft car park.
- A further 1700 sqft of space behind unit 3 is available via separate negotiation.
- Designated HGV access and rear loading bay.
- Located 600 metres from West Ealing Crossrail Station.
- Ideal for a range of uses under Class E.

We are instructed to offer the unit by way of a new full repairing and insuring lease for a term to be agreed.

Asking rent of £100,000 pa (exclusive of Business Rates, Insurance and Service Charge).

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Location:

The Property is located in West Ealing which is within the London Borough of Ealing and is situated to the North side of the Uxbridge Road 600 metres from West Ealing Crossrail Station and 0.8 miles from Ealing Broadway. The local area is predominantly residential with many high rise apartment schemes, together with some large office blocks. Neighbouring tenants include Dreams Beds and The Gym Group.

The local area has experienced significant redevelopment over the last 8 years together with the benefit of being connected to the new Queen Elizabeth Line providing easy access from Reading in the West across central London and into Essex in the East.

Description:

The property has approx 4,773 sq ft of retail space on the ground floor and has been used as a local supermarket. To the rear there are 10 demised undercroft parking spaces together with a designated HGV loading bay. A further 1,700 sqft of space is available behind unit 3 by separate negotiation.

There is toilet and ancillary area at the rear of the retail unit together with rear access from the parking area into the retail.

VAT:

The property is elected for VAT.

EPC:

Rated B

Planning:

The ground floor currently has Class E(a) use.

Business Rates:

The ground floor retail unit has a rateable value of £85,000. For rates payable the tenant should make their own enquiries with the local authority.

Service Charge:

Building insurance and maintenance is organised by the landlord and managing agent and recharged to the tenant via a service charge.

Terms:

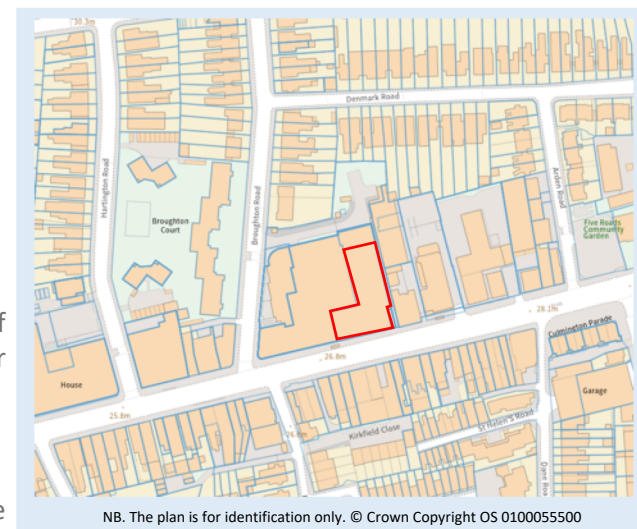
The unit is being offered by way of a new effective full repairing and insuring lease for a term to be agreed.

Asking rent of £100,000 pa (exclusive of Business Rates, VAT, Insurance and Service Charge).

Areas:

Total Area: 443.42 sqm. (4,773 sq ft)

NB. Information provided by the Vendor, not measured by BWP Commercial Property or O'Brien & CO.



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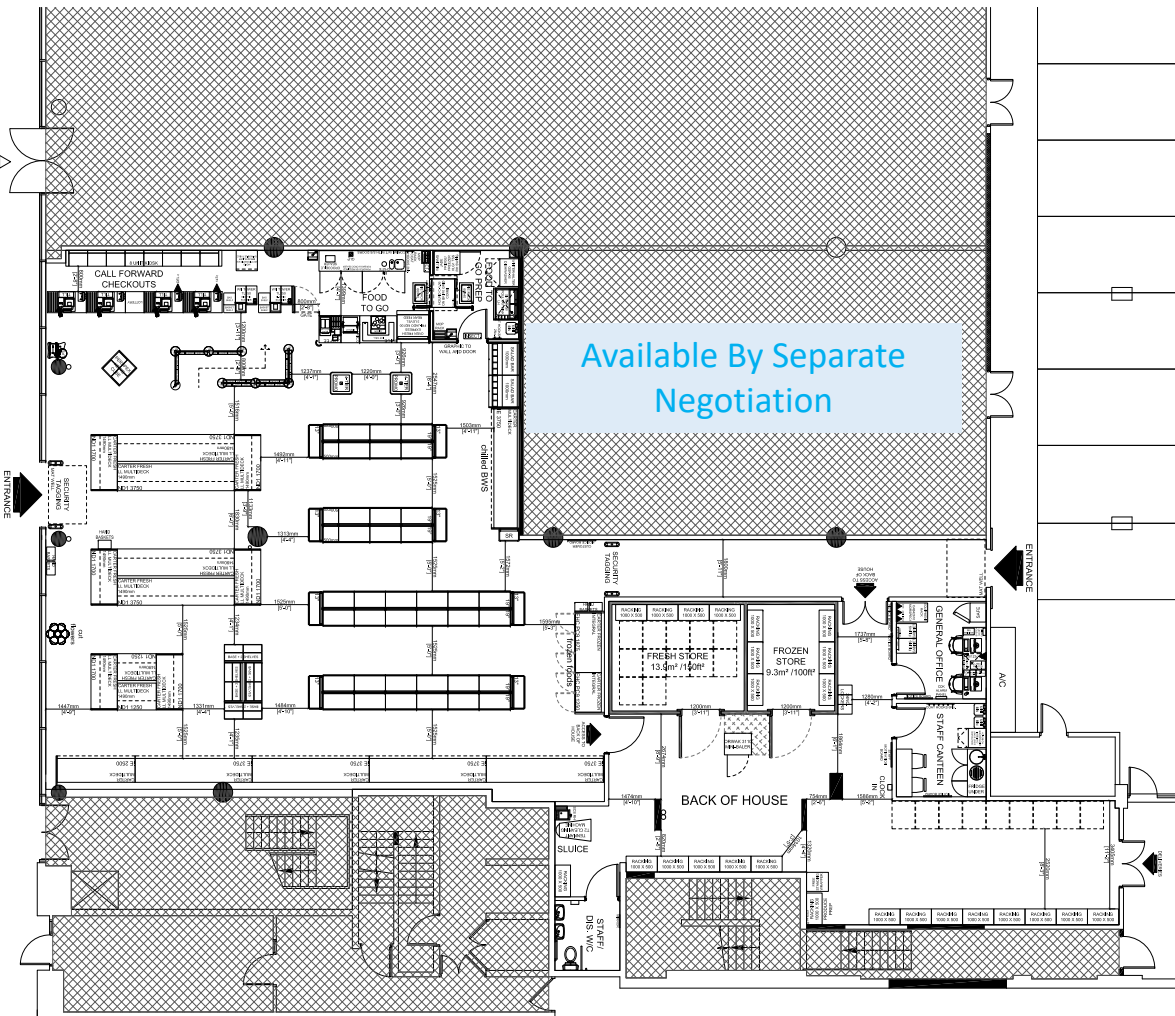


West Ealing Crossrail Station

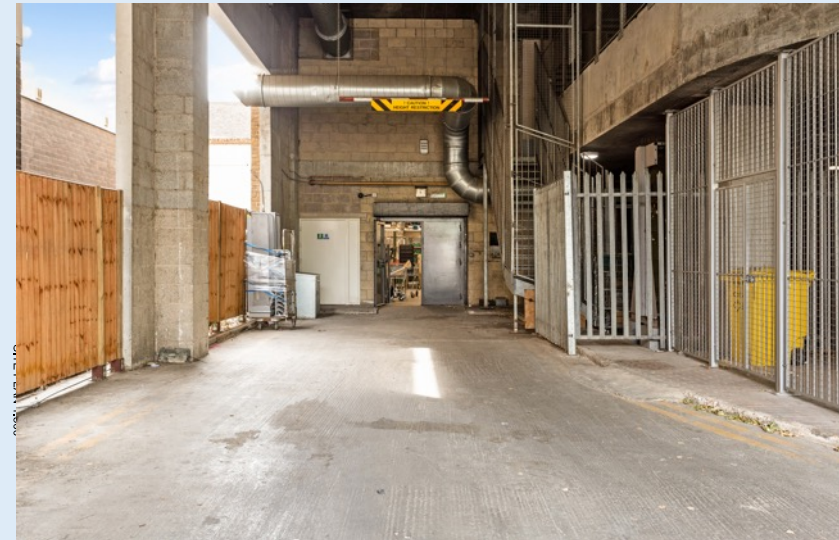
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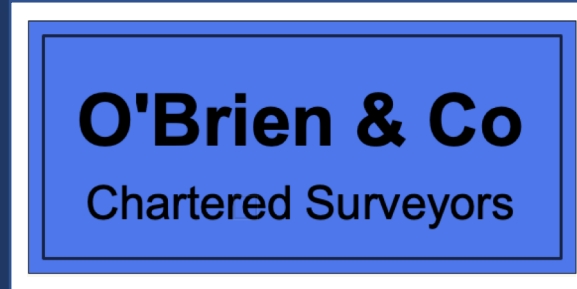
Rear Service Yard



Main Retail Area



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