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Churchill&Mathesons

Western Avenue, London, W3 7TZ

£2,000 Per Calendar Month



KEY FEATURES:

- Excellent Location
- Excellent Transport Links
- A1 Licence
- NO PREMIUM
- Available Now
- Shop with Courtyard
- Change of Use (STP)

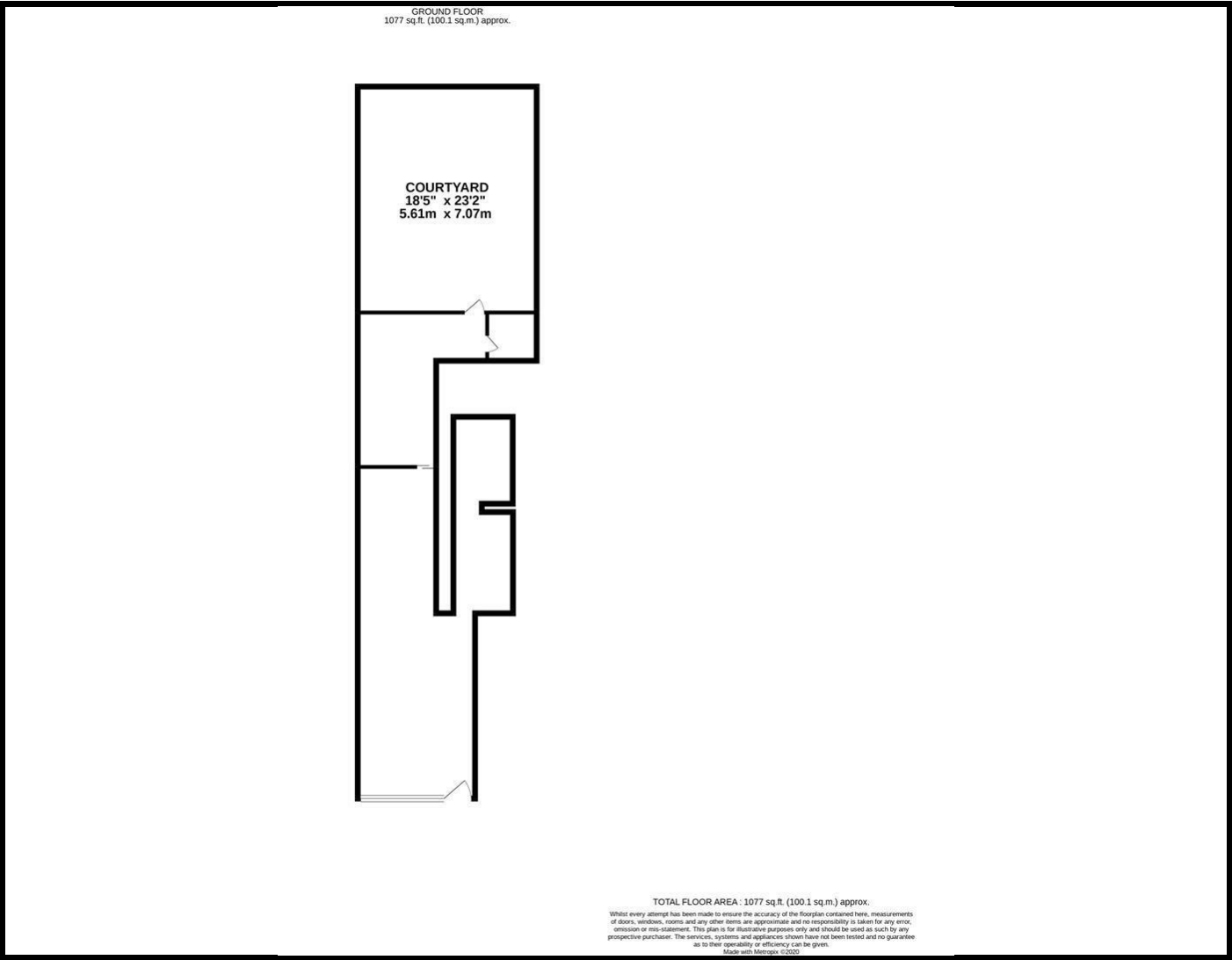
This commercial unit is located on the Western Avenue in East Acton. It benefits from the footfall and by being easily accessible by public transport as it located within a 5 minute walk of East Acton station (Central Line) and there are numerous bus links in the area.

The unit is available now, with NO PREMIUM and has Class E usage.

The unit is comprised of the main shop floor, which is on the ground floor (650 sqft) and it also has a courtyard at the back (427 sqft).

A3 usage is fine but no shisha.

The yearly rent is £24,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

CHURCHILL & MATHESONS ESTATE AGENTS have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/-6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.