

## 181 SOUTH EALING ROAD LONDON W5 4RH



**SMALL SHOP AVAILABLE – NIA 534 SQ. FT. (49.60 SQ. M.)  
NEW LEASE – NO PREMIUM**

**TO LET**

**Location:**

The property is situated on the eastern side of South Ealing Road, a busy through-road connecting West London to Heathrow via the M4/A4. The area is densely populated and mainly residential with a mix of local and national retailers including Pizza Hut and Paddy Power. South Ealing Underground is a 5-minute walk from the premises (Piccadilly line). The unit benefits from a steady flow of vehicular and pedestrian traffic.

**Description:**

The premises comprise a ground floor retail shop with a rear storage/office area, a kitchenette and WC. The unit has independent gas-fired central heating and was formerly occupied by an estate agent's office.

**Accommodation Schedule:**

Floor	Net Internal Floor Area
Ground	534 sq. ft. (49.60 sq. m.)
<b>Total</b>	<b>534 sq. ft. (49.60 sq. m.)</b>

**User:**

We believe the premises fall under Class E of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

**Rateable Value:**

We are advised by the VOA website that the property has a Rateable Value of £11,500; however, interested parties should make their own enquiries on the rates payable.

**EPC:**

The property has an EPC rating of C (74). A copy of the EPC is available upon request.

**Legal Fees:**

Each party to bear its own legal costs.

**VAT:**

May be applicable at the prevailing rate.

**Terms:**

A new effective full repairing and insuring lease for a term to be agreed, subject to upward-only rent reviews.

**Rent:**

**£20,000 per annum** exclusive of other outgoings.

**Anti-Money Laundering:**

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

**Contacts:**

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