



CLASS E UNIT IN ACTON CENTRAL
TO LET £22,500 PER ANNUM
29 CHURCHFIELD ROAD LONDON W3 6BD

 **Willmotts**
The Complete Property Service
020 8748 6644

- SHOP WITHIN A LOCAL RETAIL PARADE
- VARIOUS USES CONSIDERED
- GROUND FLOOR AND BASEMENT
- APPROX. 227 SQ. FT. (21.04 SQ. M.)

Location

The property is located on the south side of the busy Churchfield Road, close to its junction with Burlington Gardens in Acton. The street is categorised by a vibrant retail parade of mainly local businesses on ground level, and this unit is situated within a mid-terrace position. It runs parallel to The Vale (A4020) which is a busy through road in the centre of Acton. Churchfield Road immediately joins Poet's Corner, a highly sought after residential area, and Acton Park is 0.1 miles east of the property which provides recreational facilities. Public transport links are good with Acton Central (Overground Line) being located 150 yards east of the premises.

Description

The unit is a lock-up shop arranged over ground and basement levels. It has a glazed frontage and a single access door fronting onto Churchfield Road. The premises were formally trading as a gift shop. There is natural light entering the unit from a rear ground floor window. The unit is rectangular in shape and is predominantly open plan, with the staircase situated in the centre right of the shop. There is a WC and storage space within the basement.

User

We believe the premises fall under Class E of The Town and 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 £13,000 however interested parties should make their own enquiries.

Local Authority

London Borough of Ealing.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Location	Sq M	Sq Ft.
Ground Floor	44.5	479
Basement	29.45	317
Total	73.95	796

Terms

£22,500 per annum, exclusive of VAT and other outgoings. A new effectively full repairing and insuring lease for a term to be agreed and subject to upward only rent reviews.

Service Charge

TBA

EPC

Energy performance certificate has a rating of C(65). A copy of the EPC will be available upon request.

Legal

Each party to bear its own legal costs.

VAT

The property has not been elected for VAT.

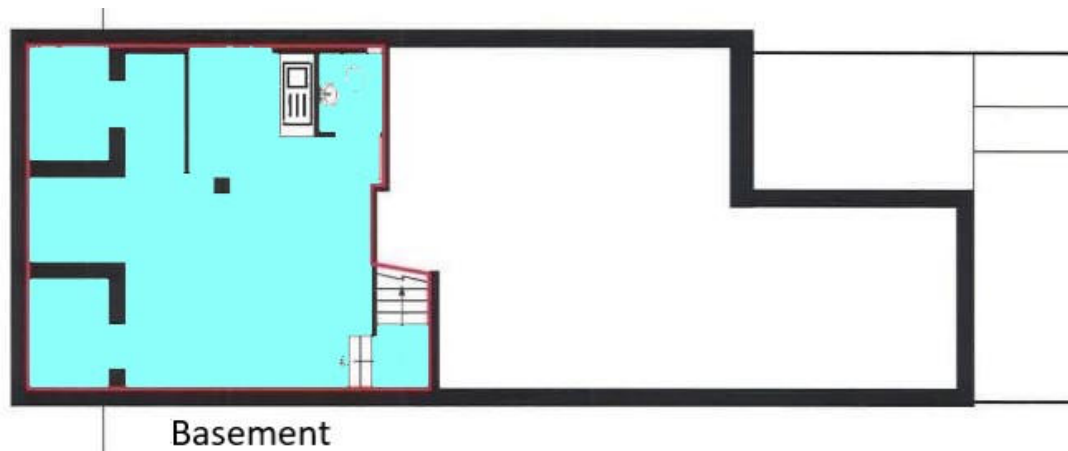
AML

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

Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor.
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Viewing

By appointment only via landlord's sole agent: Willmotts Chartered Surveyors.

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