



GILMARTIN LEY

Rarely Available Shop To Let - The Green Ealing W5

New lease available on flexible terms

**8 The Green,
Ealing,
LONDON, W5 5DA**



Area

Net Internal Area: 69 sq.m. (743 sq.ft.)

Rent

Rent on Application



Property Description

The property comprises a prominent mid terrace ground floor retail premises, formerly let to Coral bookmakers.

This lock up shop has a uniform shaped layout and benefits from a kitchenette and WC facilities, situated at the rear of the property.

- > Affluent west London location
- > Prominent position on vibrant 'high street'
- > Shop frontage 4.87m (16 feet)
- > May be suitable for alternative uses subject to planning consent
- > Excellent transport communications



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Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground floor	69.07	743	

Property Location

Ealing is an affluent west London location, which has a wealth of leisure, shopping & entertainment facilities, in addition to the numerous bars and restaurants, which all generate trade from the affluent local community and beyond.

The property is situated on the east side of The Green, just north of the junction with Mattock Lane and Bond Street.

The location has excellent communication links. Ealing Broadway Underground Station (Central line) is 0.45 kilometres (0.27 miles) to the north providing direct services to Oxford Circus Underground Station with a travel time of 24 minutes. There are numerous bus routes running regular services along The Green and other roads in proximity to the subject property.

Neighbouring and nearby occupiers include; Cote Brasserie, Starbucks Coffee, Carluccio's, Chimichanga, Pret A Manger, Pizza Express, Nando's Restaurant, Nationwide Building Society, TSB Bank, Santander, Bang and Olufsen, Boots Opticians as well as many other established independent retailers, restaurants, bars & public houses.

2010 Rateable Value £25000.00

Estimated Rates Payable £10825 per annum

Service Charge p.a. tbc

Premium n/a

Terms Available on a new full repairing and insuring lease for a term to be agreed

Legal Fees: Each party is to bear its own legal fees

Local Authority: London Borough of Ealing

Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Further information at: <http://www.gilmartinley.co.uk/properties/24625>
Energy Performance Certificate

Last Updated: 12 Aug 2016

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Our ref: 24625

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

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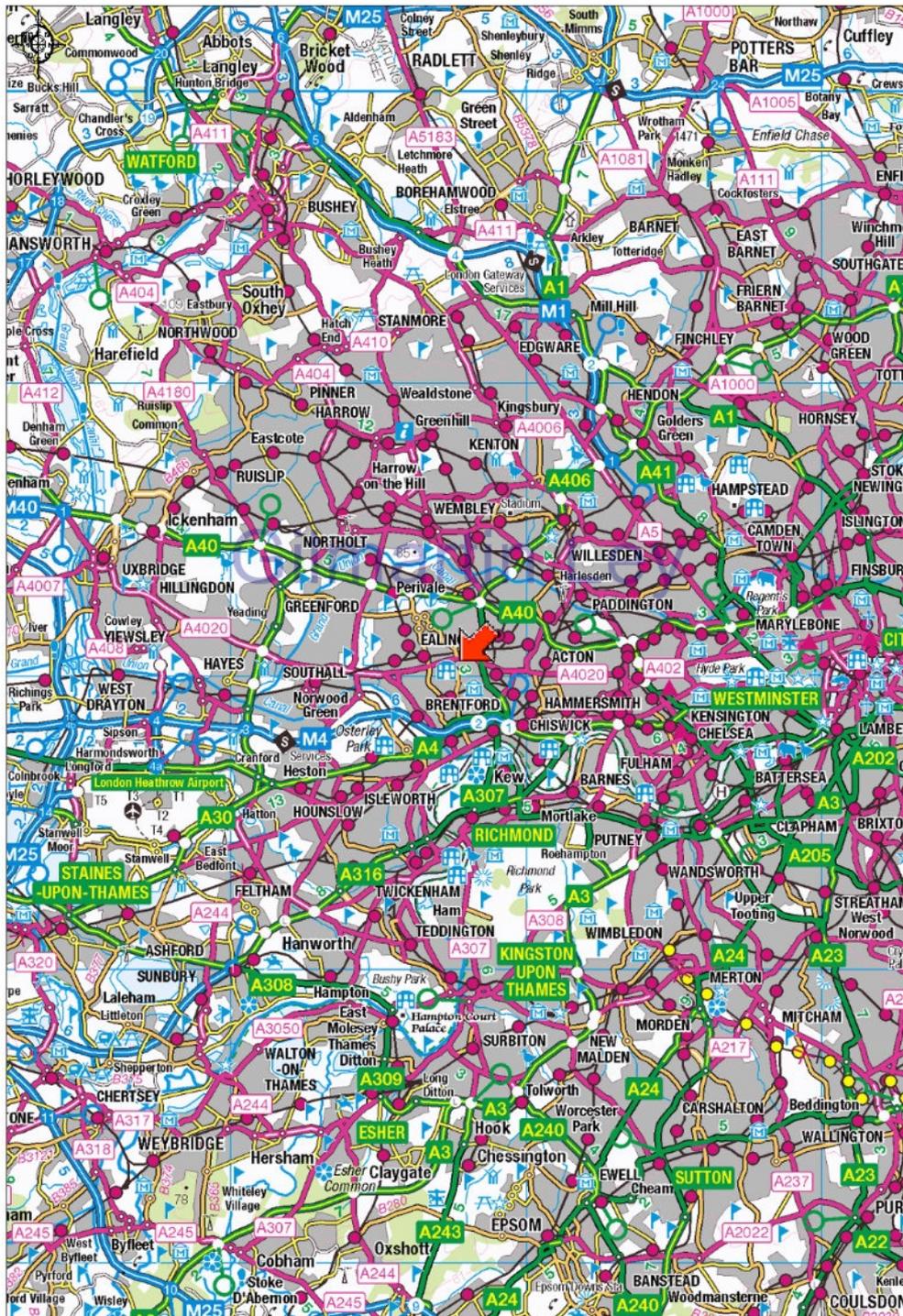


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