



GILMARTIN LEY

Shop To Let - Ealing W5

Viewing strictly by appointment

9 Bond Street,
Ealing,
LONDON, W5 5AP



Area

Net Internal Area: 84 sq.m. (899 sq.ft.)

Rent

£28,500 per annum (approx.
£2,375 monthly) subject to
contract



Property Description

The property comprises a mid terrace retail shop arranged over ground and basement levels.

This lock up shop has an open plan layout, a high quality fit-out and benefits from kitchenette & WC facilities.

- > Affluent West London location
- > Prominent vibrant 'high street' position
- > Ealing Broadway Shopping Centre is only 150 metres from the property
- > May be suitable for alternative uses subject to planning consent
- > Excellent transport communications

Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor	53.05	571	
Basement	30.47	327	



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Property Location

Ealing is an affluent and improving 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.

Neighbouring and nearby occupiers include: Nando's Restaurant, Pizza Express, Nationwide Building Society, TSB Bank, Santander, Bang and Olufsen, Boots Opticians, Cote Brasserie, Starbucks Coffee, Carluccio's, Chimichanga, Pret A Manger as well as many other established independent retailers, restaurants, bars & public houses. Ealing Broadway Shopping Centre is approximately 0.15 kilometres (0.1 miles) to the north-east.

The subject property is situated on the east side of Bond Street, just south of the junction with New Broadway.

The location has excellent communication links. Ealing is undergoing major redevelopment, primarily due to the prospective introduction of the Elizabeth Line (Crossrail) at Ealing Broadway Station by December 2019. Ealing Broadway London Underground Station (Central line) is 0.35 kilometres (0.22 miles) to the north-east providing direct services to Oxford Circus Underground Station with a travel time of 24 minutes.

There are numerous bus routes running regular services along Bond Street and other roads in proximity to the subject property.

2017 Rateable Value £23750.00

Estimated Rates Payable £11400 per annum

Service Charge p.a. tbc

Premium nil

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: Staff Unaware - viewing is strictly by prior appointment with Gilmartin Ley, telephone 020 8882 0111

Further information at: <http://www.gilmartinley.co.uk/properties/26882>
Offer requirements

Last Updated: 14 Feb 2019

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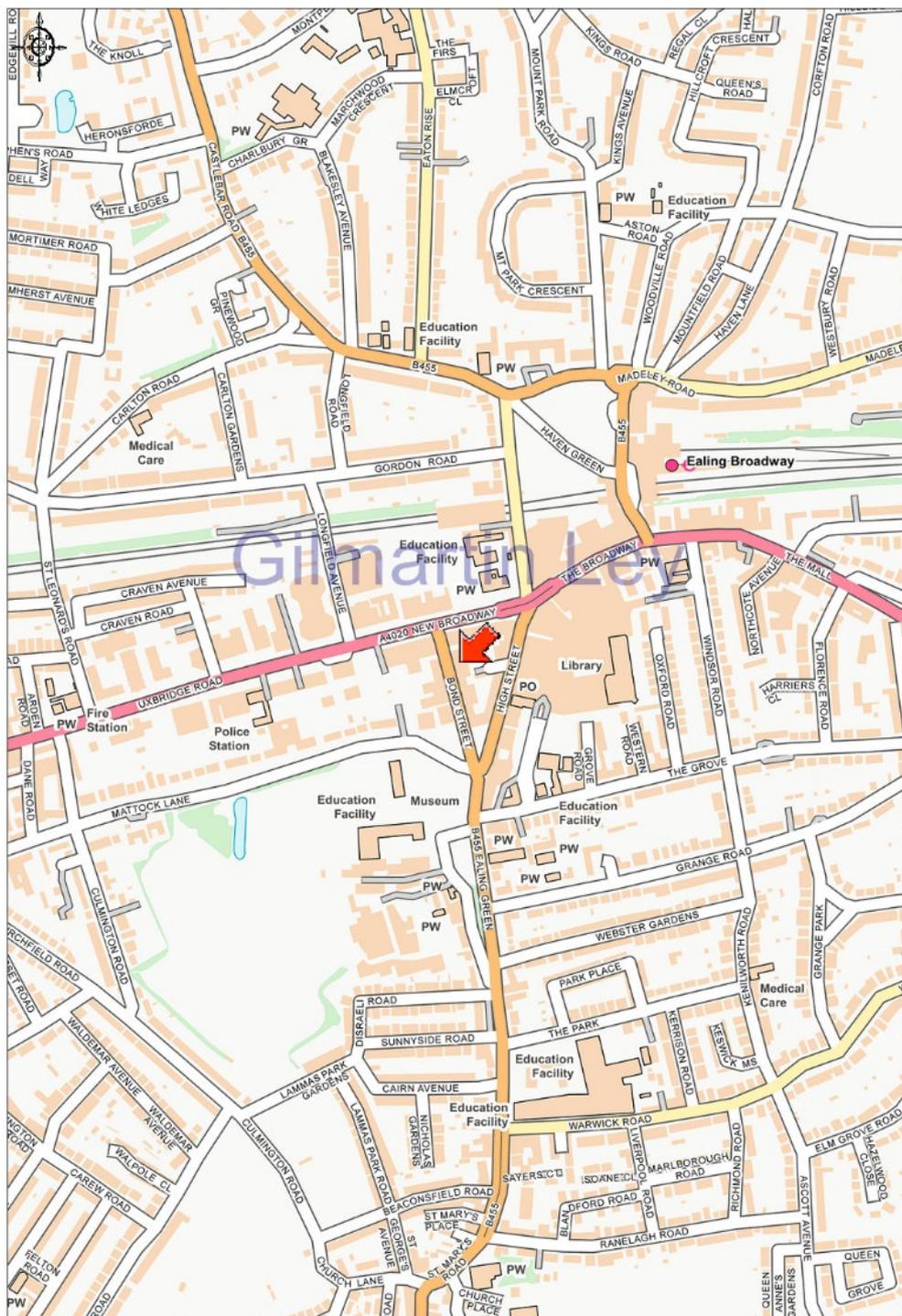


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Our ref: 26882

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Property Experts for North London

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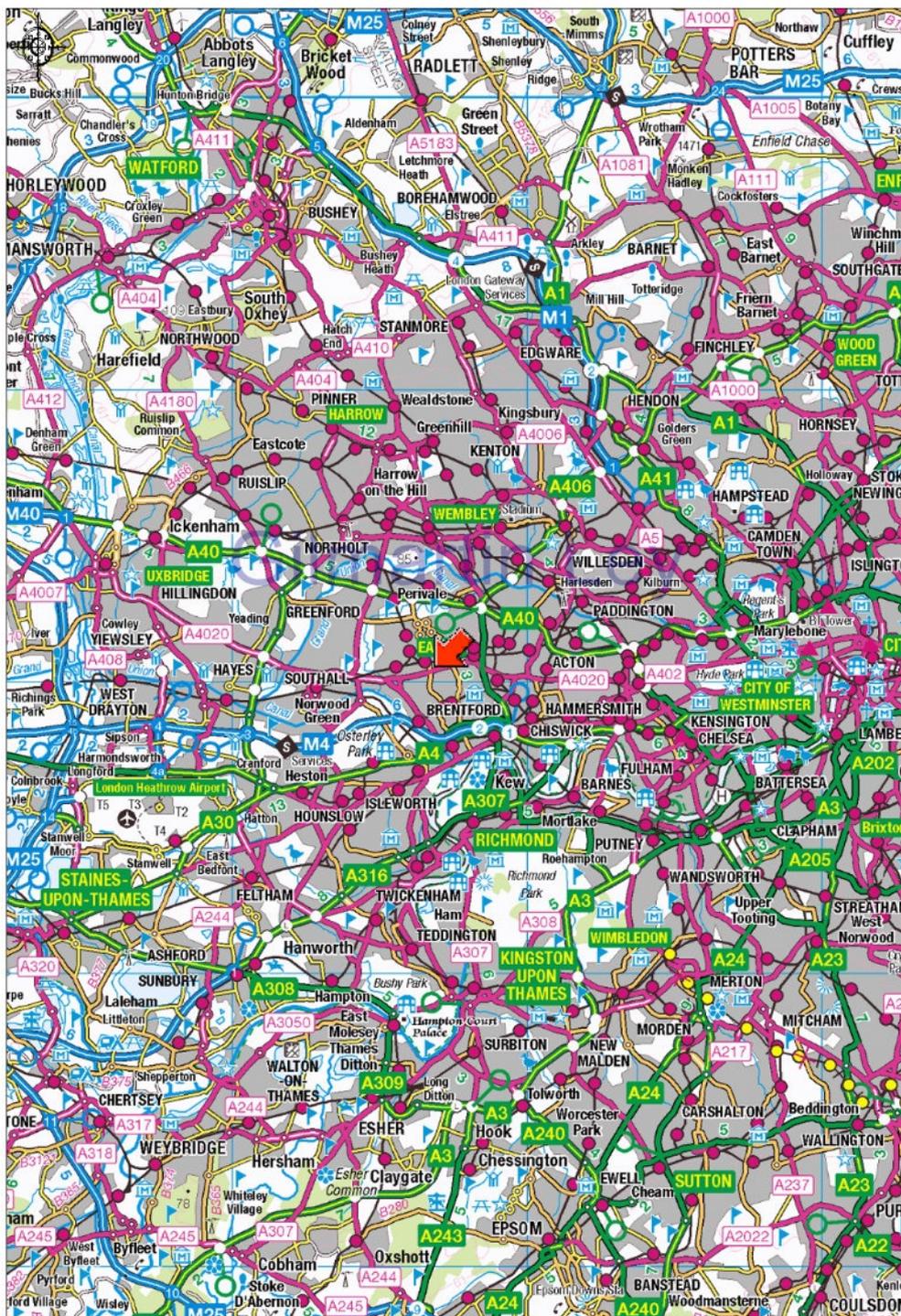


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