





South Ealing Road, London, W5 4RJ

£ 35,000

 Ealing

 Takeaway

 190 SER

# Highlight Features

- ✓ Available Now
- ✓ Close to South Ealing St
- ✓ E Class & Sui Generis Use (A3 & A5)
  - ✓ Lease Assignment
  - ✓ Lease for Sale: £35,000
  - ✓ Stop and Shop Parking

## Description

Great opportunity to take over the lease for this lovely commercial unit in South Ealing currently fitted out as a takeaway. The local area is popular with independent retailers and established brands like Costa Coffee, Wickes and Co-op. This unit includes good size kitchen, WC, 3-phase electrics and extraction system. Further benefits include stop and shop parking and secure electric shutters.

### Location:

Located within a 5-minute walk from South Ealing station, which is on Piccadilly line providing a busy commuter access into Central London and Heathrow.

### Accommodation:

Ground floor unit: 48 sq m | 517 sq ft.

### Terms:

Available by a way of an assignment of a Fully Repairing and Insuring lease (FRI) which was for 15 years from April 2023 with five yearly rent reviews. Annual rent is £15,000.

### Premium / Goodwill:

Leaseholder is seeking £35,000 goodwill / premium for the benefit of the leasehold, fixtures and fittings.

### Usage:

We believe the premises fall under E Class (formerly A3) and Sui Generis (formerly A5) of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020, however applicants are advised to make their own enquiries with Ealing Council.

### **Business rates:**

Applicants are advised to make their own enquiries with London Borough of Ealing council.

### **Value added tax:**

No Vat is applicable on the rent.

### **EPC:**

This property has an EPC rating of E (115).

### **Legal Costs:**

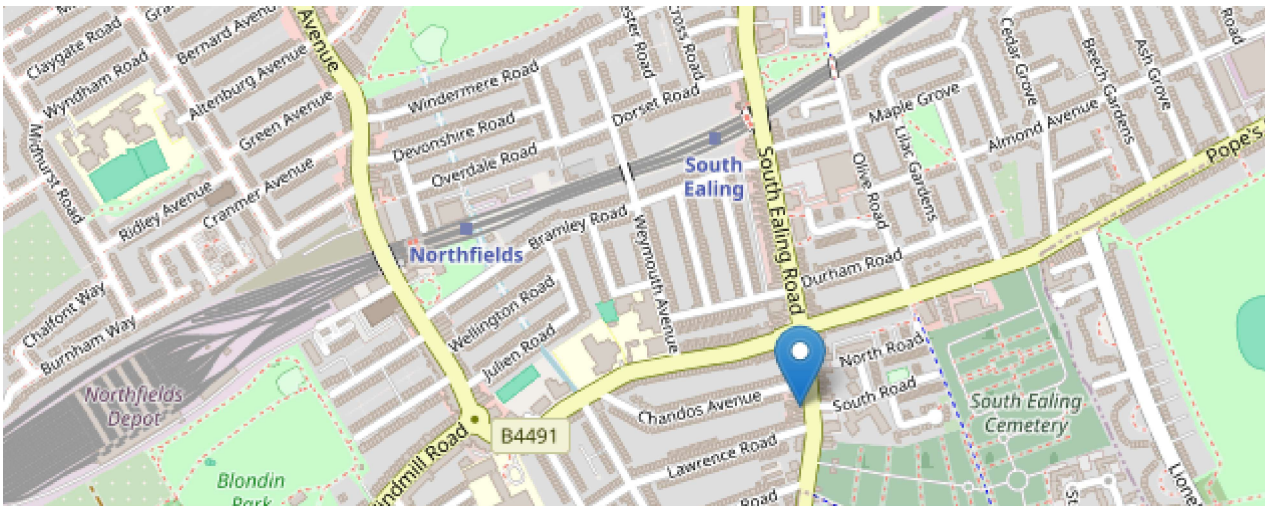
Each party to bear their own legal costs incurred in this transaction as well as the incoming tenant to pay landlord's reasonable legal costs.

### **Viewings:**

Strictly by an appointment via sole agent Kingworths.

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## Map



## Interested In This Property?

Book a viewing using the form or get in touch with us on the details below:

Kingworths

Westlink House, 981 Great West Road, Brentford, TW8 9DN

Tel: 020 8226 0141

Email: [info@kingworths.com](mailto:info@kingworths.com)