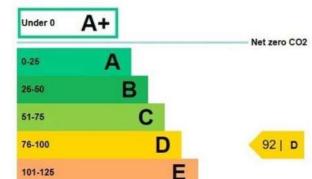


LEASEHOLD FOR SALE



#### Energy efficiency rating for this property

This property's current energy rating is D.



Broadway, Ealing, W13 9BE

£ 18,000 Per Annum

Ealing

Cafe

W13 9BE

# Highlight Features

- ✓ Available Now
- ✓ E Class Use
- ✓ Great Transport Links
- ✓ Near Crossrail Station
- ✓ Prime High Street Location
- ✓ Renewable Lease

## Description

Well maintained commercial unit to let (leasehold to purchase with an option to take over the business) in a sought-after location on a busy High Street. The property consists of ground floor space, storage, and WC and is suitable for a variety of uses within E Class order.

### Location:

The premises are in a prime position on Uxbridge Road, Ealing W13. Located within a 10-minute walk from West Ealing station, which is part of Elizabeth Line (Crossrail) providing a fast access into Heathrow as well as Paddington. The local area benefits from high footfall and activity from the local office buildings as well as surrounding residential area. Local businesses include Waitrose, Tesco express and Sainsburys.

### Terms:

This property is available by a way of an assignment of a 10-year, renewable, full repairing and insuring lease (FRI) which commenced in September 2022 with 5 yearly rent reviews at an annual rent of £18,000 + Vat. There is also a break clause option at 5 years.

### Premium / Goodwill:

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

### Accommodation:

Ground floor unit: 419 Sq Ft / 39 Sq Ft

### Usage:

We believe the premises fall under Class E 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.

#### EPC:

This property has an EPC rating of D.

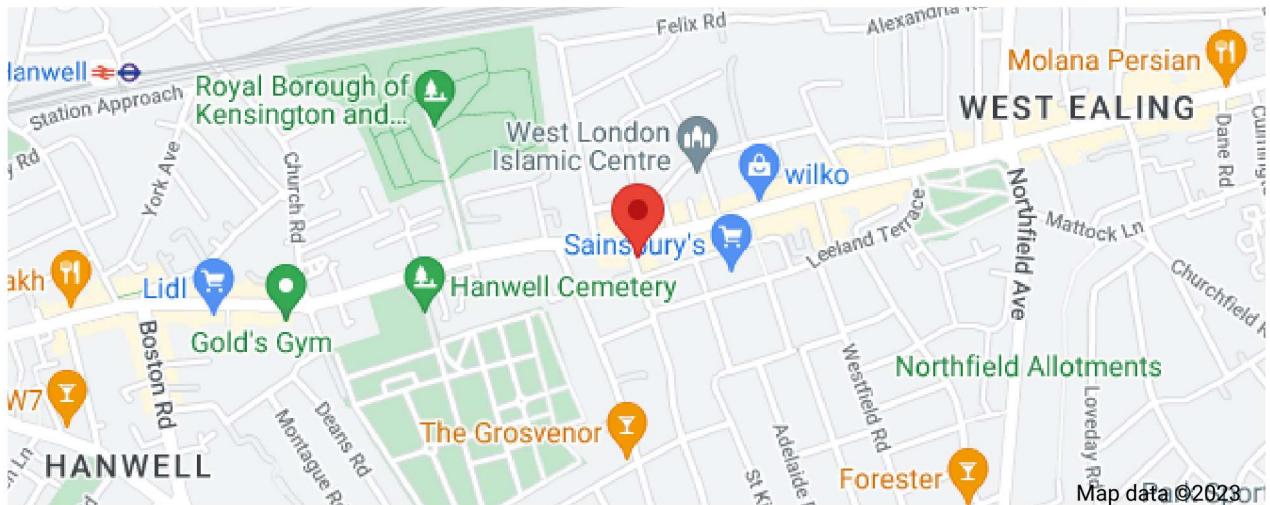
#### Legal Costs:

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

#### Viewings:

Strictly by an appointment via Kingworths.

## 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)