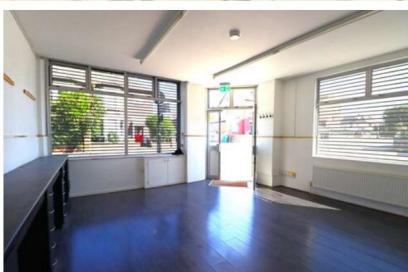


TO LET



**162 Boston Road, Hanwell, W7 2HJ**

**£ 12,000** Per Annum

 Hanwell

 Commercial Unit

 162 BR

# Highlight Features

- ✓ Close to Tube Station
- ✓ E Class Use
- ✓ Flexible Terms
- ✓ Great Transport Links
- ✓ New Lease
- ✓ Rarely Available Location

## Description

Stunning commercial unit to let in a well sought-after location on a corner in Hanwell, suitable for a variety of uses within E class order. The property consists of ground floor space, kitchenette and WC.

### Location:

The premises are on ever-popular Boston Road, Hanwell, W7. Located within a 15-minute walk from Boston Manor underground station as well as Hanwell mainline station, which is on Elizabeth Line (Crossrail), providing a fast access into Heathrow and Paddington. The local area benefits from increased footfall and activity from the new Hanwell Square development.

### Accommodation:

Ground floor unit: 33 Sq M / 355 Sq Ft

### Terms:

Available by a way of a new Fully Repairing and Insuring lease (FRI) for a term to be negotiated, outside Landlord and Tenant Act 1954 at an annual rent of £12,000. Six months deposit will be required alongside all the usual references.

### 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:

We believe this property qualifies for 100% relief, but applicants are advised to make their own enquiries with London Borough of Ealing Council.

**EPC:**

This property has an energy performance rating of: D (78)

**Legal Costs:**

Each party to bear their own legal costs incurred in this transaction.

**Viewings:**

Strictly by an appointment via 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)