



154 Uxbridge Road, West Ealing, W13

SUMMARY

New build property

Prominent High Street location

Approx. 3,000 sqft

Shell & core condition

Ideal supermarket or restaurant space

Completion July 2015

DESCRIPTION

The property is arranged to provide a ground floor lock up shop, accessed from Uxbridge Road. Rear access can be gained from Drayton Green Road. Construction should be complete in July 2015.

Currently class A1 but consideration may be given to change of use subject to satisfactory planning consent.

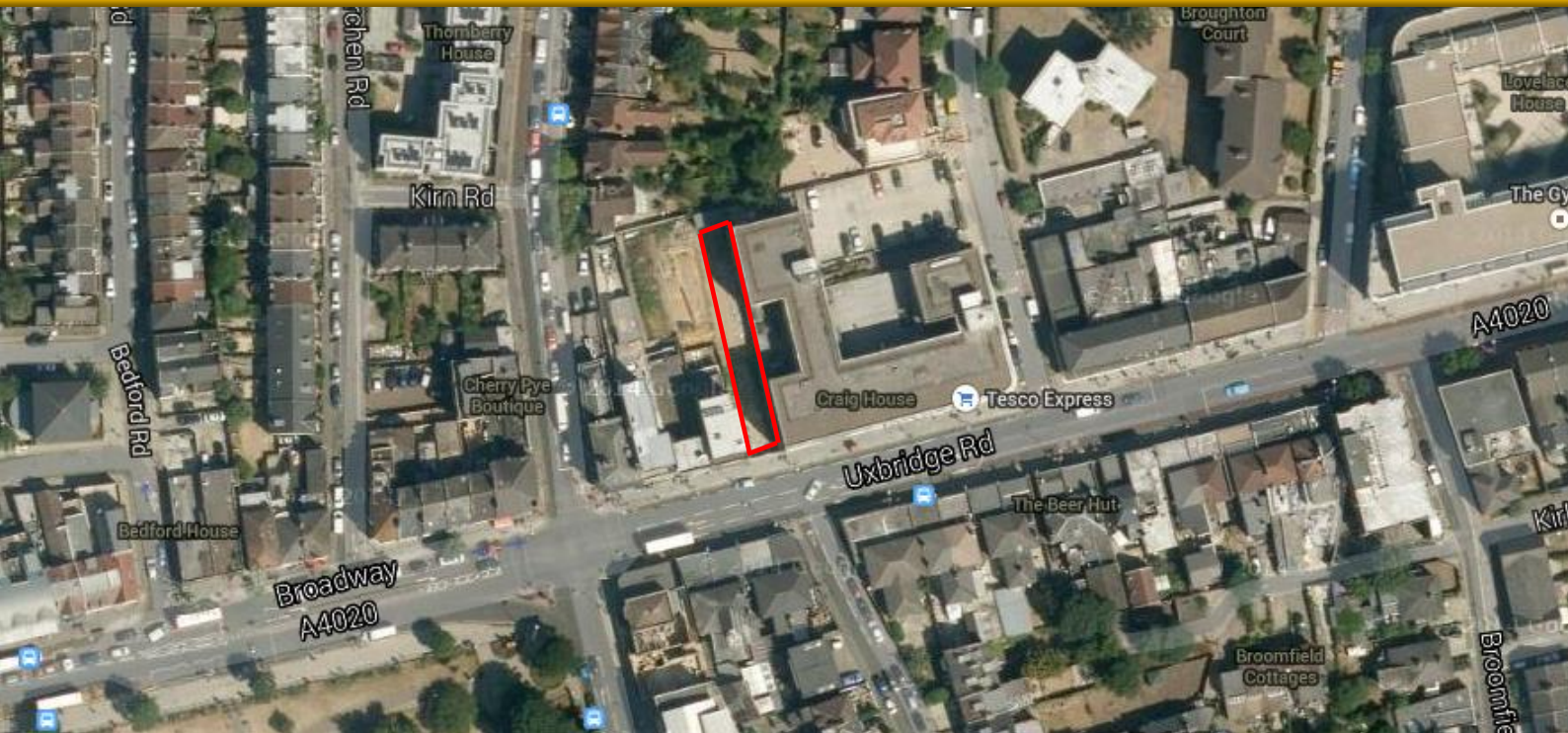
The following breakdown indicates the area's and dimensions of the unit:

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Shell & Core unit	269.62	2,900
	Total Area	269.62 sqm	2,900 sqft

LOCATION

West Ealing is situated in the West London Borough of Ealing, and is approximately 9 miles west of the West End. The area benefits from good communications, approximately 2 miles south of the A40, and 1 mile north of the M4. West Ealing railway station provides an over ground service into London Paddington, whilst Ealing Broadway station, 1 mile to the east, is on the Central and District lines of the London Underground.

Several local bus routes pass along the A4020 Uxbridge Road past the subject property. Occupiers nearby include Sainsbury, Tesco Express, NatWest, Coral, together with a number of other local traders.



TENURE

Leasehold £40,000 per annum

VAT

To be confirmed.

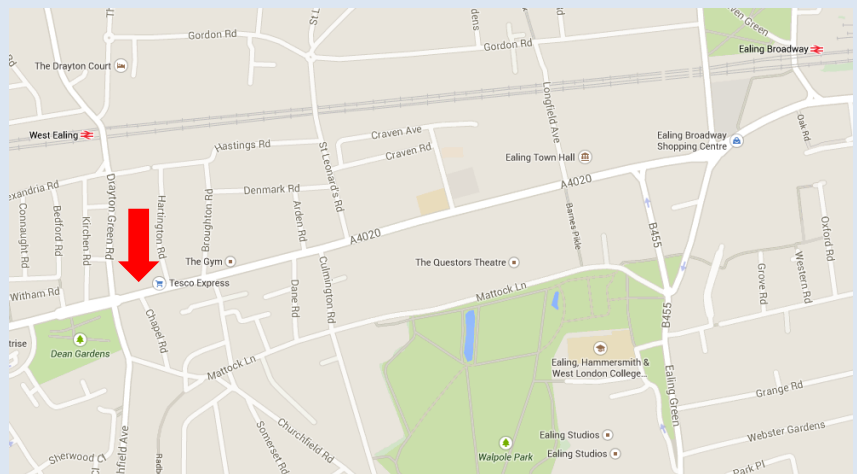
BUSINESS RATES

Interested parties are advised to confirm the rating liability with the Local Authority on 020 8825 5000.

ADDITIONAL INFORMATION

Further information including Title Plans can be provided on request.

LOCATION MAP



VIEWING AND FURTHER INFORMATION

Interested parties are invited to contact the vendor's sole agents, Monarch Commercial, to arrange a viewing:

Gaurav Sarna - 0208 569 8500

E-mail: gaurav@monarchcommercial.co.uk

Harry Sohal - 0208 569 8500

E-mail: harry@monarchcommercial.co.uk

Monarch Commercial on their own behalf and on behalf of the Owner/Landlord of this property whose agents, gives notice that this document does not constitute any form of contract for sale or lease. Statements should not be relied upon, and interested parties are advised to satisfy themselves as to the correctness of each statement.