MONARCH COMMERCIAL

To Let

WLIC, Brownlow Rd, West Ealing, W13 0SQ

SUMMARY

- Unit available in West Hanwell.
- Cafe space available in WLIC
- Based on the ground floor
- Many retail stores nearby
- Part of WLIC
- Newly built
- Excellent location
- Good transport links
- A3 Class use
- New lease
- Less than 2.0 miles from Crossrail station – West Hanwell
- Near busy footfall/ Uxbridge Rd

DESCRIPTION

Newly built unit is based inside the West London Islamic Centre which is located in West Hanwell. The unit is situated on the ground floor, and the property benefits from A3 class use. The property has an access to a WC within the units. The Café can serve the local community visiting the mosque or people attending events at the WLIC.

SCHEDULE OF ACCOMMODATION

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

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Café	119.8	1,289
Total		119.8	1,289

LOCATION

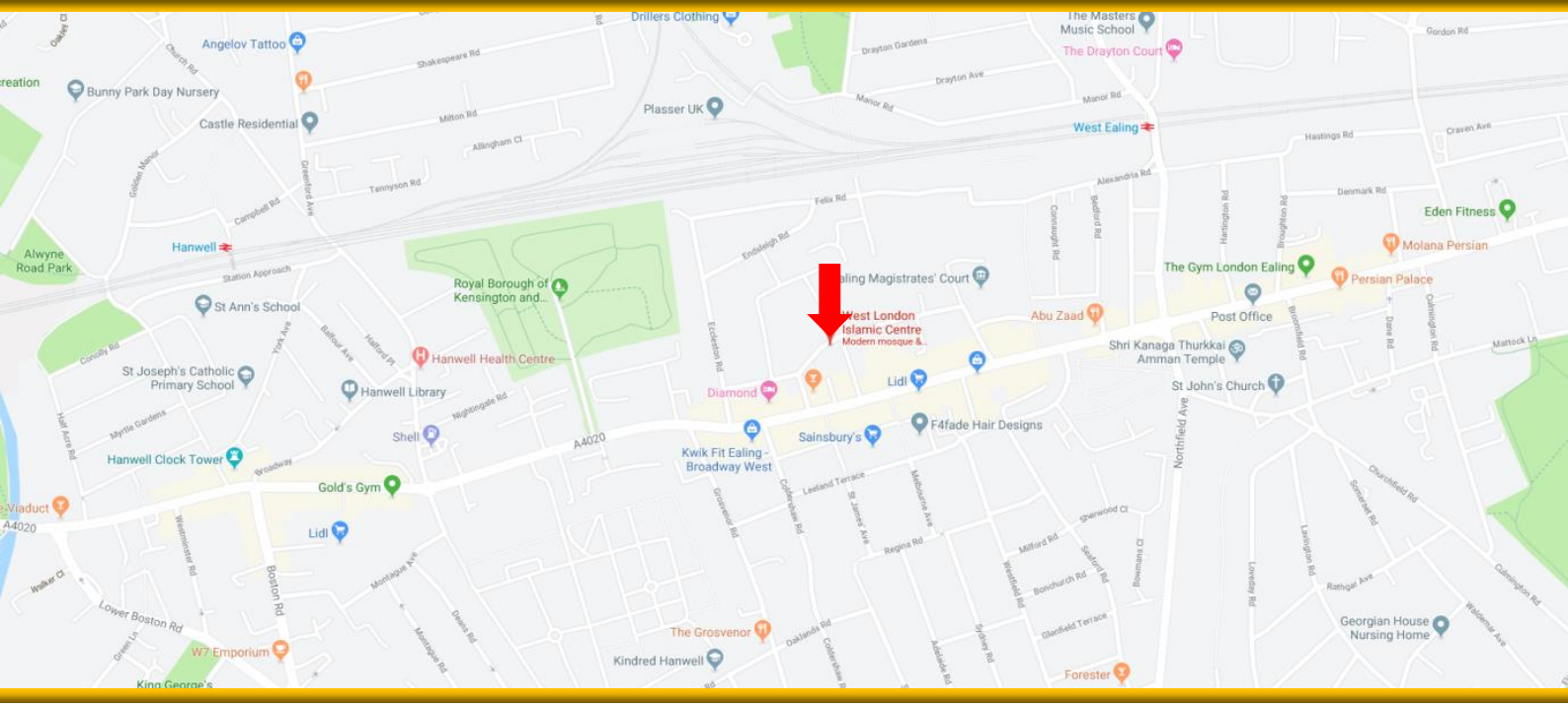
West Ealing is a district under London borough of Ealing. The property is a 15 minutes' walk to Hanwell station and a 10 minutes' walk to West Ealing station. 2 minute walk from the property to Uxbridge road which has access to many restaurants and facilities along with a mainline station with services from both London Underground and rail, serving central London (and future Crossrail services to Heathrow).

Other occupiers close by include Sainsbury's, Lidl, Iceland, Wilko, Ealing Framers Market, Tesco Express and many other retail shops.

Monarch House, 8 Church Street, Isleworth, Middlesex, TW7 6XB
www.monarchcommercial.co.uk

MONARCH COMMERCIAL

To Let



TENURE

Rental £37,000 p.a

BUSINESS RATES

To be assessed.

Interested parties are advised to confirm the rating liability with the Local Authority on; 020 8825 7020.

EPC

Certificate available upon request

VAT

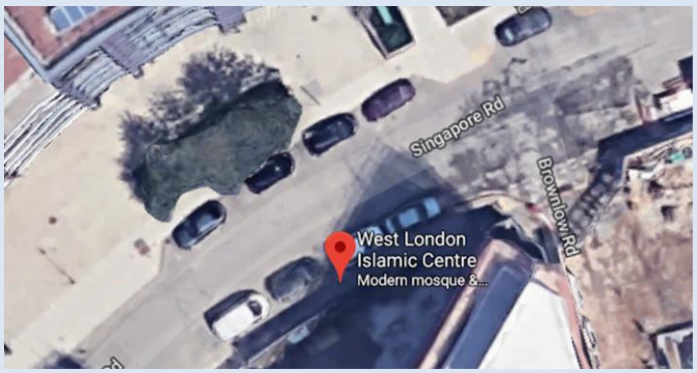
To be confirmed

LEGAL COSTS

Each party to be responsible for their own legal costs.

ADDITIONAL INFORMATION

Further information including Title Plans can be provided on request.



VIEWING AND FURTHER INFORMATION

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

Ankur Lakhanpal 0208 569 8500
E-mail: ankur@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.