



RED LION COURT, GREENFORD ROAD, GREENFORD, UB6 9BE

SUMMARY

A1 class use

Prime location

Ground floor lockup shop

Can be acquired as 3 separate units at 1,000 sq ft each or one unit of 3,000 sqft.

DESCRIPTION

Great opportunity to lease a commercial unit in a prime location on the Broadway Greenford. A1 class use and the ground floor lockup shop unit is ready to let.

The premises are conveniently situated among a parade of shops on Greenford road, with an active passing

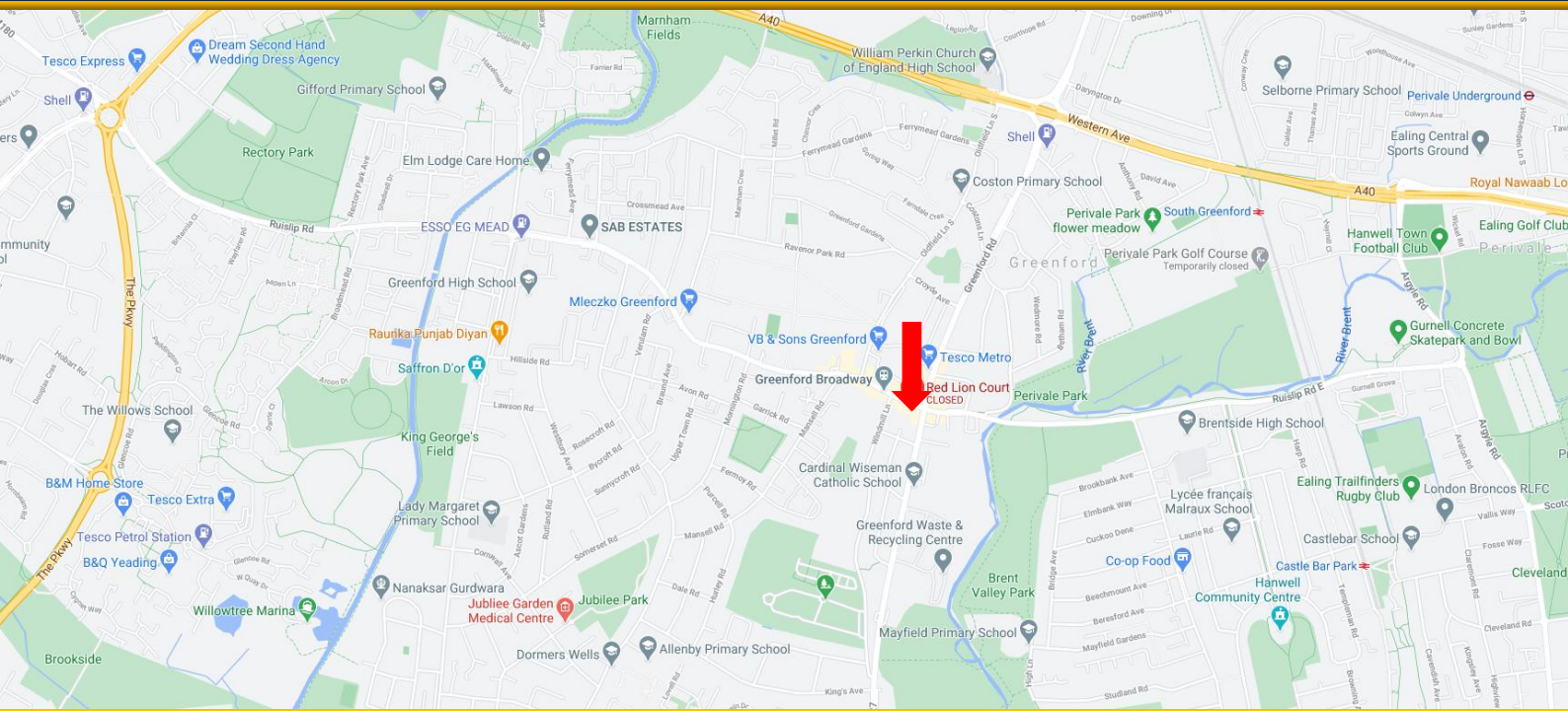
trade. The property has good local transport links. The shop has a potential for most types of retail businesses (stpp).

LOCATION

Greenford a suburb in the London Borough of Ealing, West London. Located within an area that has high public transport accessibility, the development's location means that potential residents will have easy access to numerous bus routes and to the Central Line tube station.

The 95 bus takes you to South Greenford station for 10-minute overground services to Ealing. The Crossrail at Ealing Broadway dramatically cuts travel times to the heart of the capital with a journey to Bond Street of around 12 minutes.

The property is in close proximity of the A40 and easy onward connections to the M40, M25, M4 and Heathrow to the west and central London eastbound.



ACCOMMODATION

The flexibility of a single unit of 1000 sq ft, or 2 units for 2000 sq ft or all three as a single unit for 3000 sq ft.

RENT

Circa £20.00 per sq ft

NEW LEASE TERMS

A new 10 – 15 year lease on full repairing and insuring basis.

BUSINESS RATES

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

LEGAL COST

The ingoing tenant will be expected to pay the landlord's legal costs incurred in the granting of the new lease.

VIEWING AND FURTHER INFORMATION

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

Harry Sohal - 0208 569 8500
E-mail: harry@monarchcommercial.co.uk

Raj Sandhu - 0208 569 8500
E-mail: raj@monarchcommercial.co.uk

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