



**315 Greenford Avenue
Greenford
Ealing
W7 1JH**

The unit is located on Greenford Avenue which forms part of a parade of shops below residential accommodation.

- Approximately 581 sq ft (54 sq m)
- Ground Floor lock up shop
- Forms part of a parade of 21 retail units
- Retail parade comprises predominately of local occupiers with one national occupier.

LOCATION

The property is located centrally on Greenford Avenue and Bordars Road but accessed off a one way slip road called Bordars Walk which provides up to 60 mins free parking.

Bordars Road bus stop is directly outside providing direct access to Ealing and Hanwell.

DESCRIPTION

The property is centrally located on Greenford Avenue retail parade.

The property is currently vacant having been previously used as a polish delicatessen. The property is in a fair condition although would need an incoming tenant to fit it out to their specification.

The property benefits from a key system to control the shutters with large full frontal windows offering good visibility.

TERMS

The property is available to let on an FRI lease. Prospective tenants are invited to put forward offers for the unit.

ACCOMMODATION

The property has been measured on a net internal area basis. The floor areas are noted below:

ACCOMMODATION	Sq M	Sq Ft
TOTAL	54	581

QUOTING RENT

The property is available to rent. For more information please contact Max Allen or Julia Bolton-Smith, details on the next page.

RATEABLE VALUE

Rateable Value: £13,564

Rates Payable (2020/2021): £6,660 per annum

This is an estimate only and takes no account of possible transitional adjustment.

PLANNING

The property has consent for A1 Use class but a variety of alternative uses may be possible in light of the new use classes order. However, prospective occupiers are advised to make their own enquiries with the Local Planning Department of Ealing Council. https://www.ealing.gov.uk/info/201155/planning_and_building_control

SERVICES

We are advised that all mains services are connected. We have not verified the existence or tested any of the service installations and advise interested parties make their own investigations as to their state and condition.

EPC

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

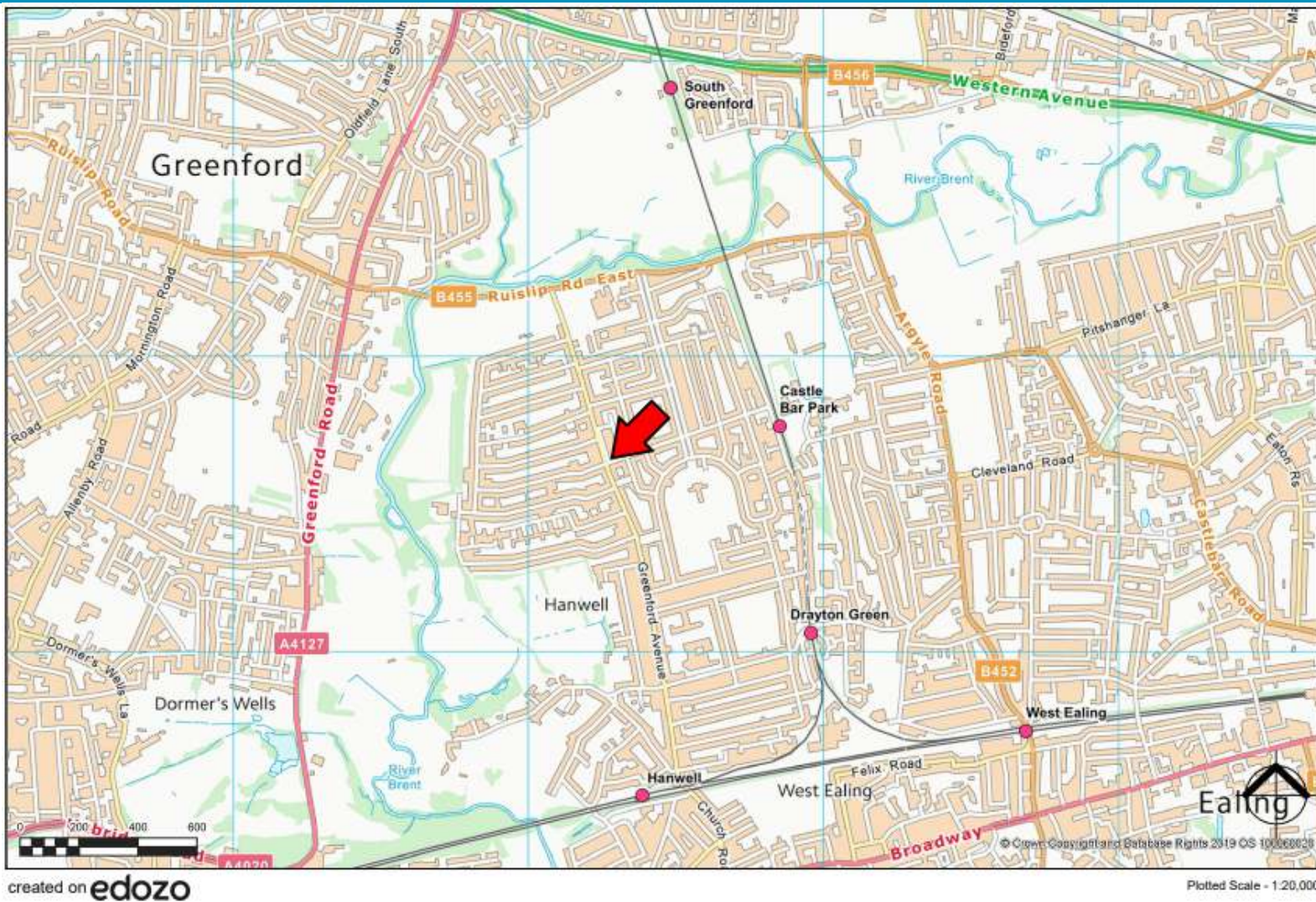
Net zero CO₂ emissions

50 This is how energy efficient the building is.

VAT

Figures are exclusive of VAT, if applicable.

SUBJECT TO CONTRACT



For identification purposes only

FURTHER INFORMATION

Should you require further information please contact: **Max Allen MRICS**
07818 522 844

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IMPORTANT INFORMATION

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