

78 The Broadway, Greenford, Middlesex, UB6 9QA



SUMMARY

- PRIME RETAIL UNIT
- JUST OFF BUSY HIGH STREET CLOSE TO BOOTS, TESCO, ICELAND, HOLLAND & BARRETT, SUBWAY, GREGGS, KFC AND VARIOUS INDEPENDENT RETAILERS
- NEW LEASE TO BE GRANTED
- PUBLIC PAID CAR PARK AT THE REAR
- CIRCA 800 SQ FT

DESCRIPTION

The property sits on the ground floor of a mid-terraced retail premises with the benefit a rear storage. The premises benefits from a fully glazed shopfront single doors to the front with a frontage of approximately 6m. The rear of the property consists of under stair storage, WC and an area used as a kitchenette. Bin storage is to the rear and the property is access via the rear service road.

ACCOMMODATION

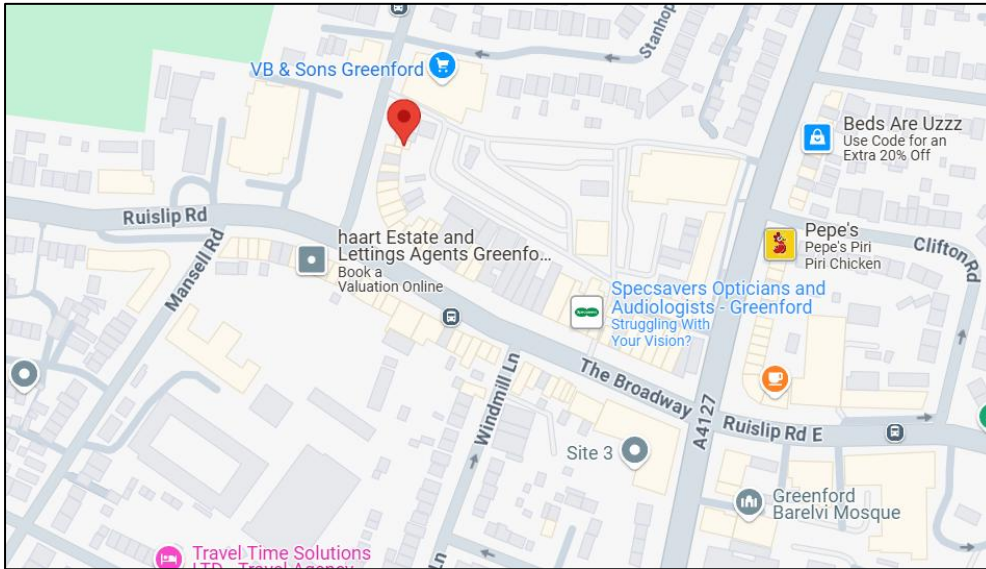
The property has the following net internal floor area:
750 sq ft (69.53 sqm) approx

The property is currently trading as a Ladies Salon and comprised of a main hair styling and general beauty treatments area, WC, Kitchen and storage area.

LOCATION

The property is located on Oldfield Lane South just off The Broadway Greenford, close to the cross junction of Ruislip Road East. The property is in the Borough of Ealing and benefits from close access to Central London via the A40, which is accessible in less than a mile. Greenford Underground Station (Central Line) is 1.4 miles from the property.

LOCATION



INTERNAL IMAGES



TENURE

Rent £35,000 per annum

BUSINESS RATES

Rateable value for 2023: £17,500

Interested parties are advised to confirm the payable rating liability with the Local Authority (Ealing Council) / VOA.

EPC

Certificate available upon request

LEGAL COSTS

Each party to be responsible for their own legal costs.

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

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