

TO LET

Carter Jonas



Pear Tree Park Café, Stockdove Way, Greenford, UB6 8TJ

- Ground floor cage within Perivale Park
- 1,847 sq ft ground floor cafe
- Seeking offers in excess of £27,500 pax
- Kitchen and extraction in place

LOCATION

Greenford, West Ealing, is a small town with a strong community feel and diverse population with numerous green spaces, one of which the subject property sits within.

SITUATION

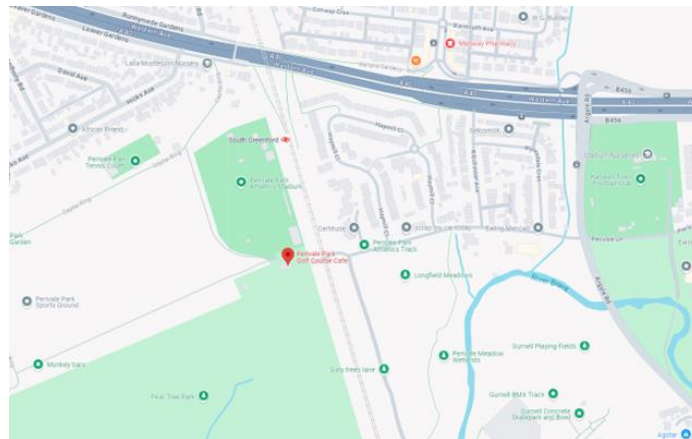
The property is well situated on Stockdove Way within Pear Tree Park immediately south of South Greenford Station. Immediately to the north is Perivale Park Athletics Stadium.

DESCRIPTION

The property is currently used as café having previously been the club house for Perivale Park Golf Course. There is a kitchen with extraction, large seating area and significant storage space. There is also a large outside seating area directly in front of the property.

CONNECTIVITY

The property is accessibly via Stockdove Way or by foot via Pear Tree Park. South Greenford Station on the GWR is also close by as is Perivale Underground Station on the Central line.



RATEABLE VALUE

Rateable Value: £26,500

Rates Payable (2024/2025): £14,469.00

This is an estimation and takes no account of possible transitional adjustment

QUOTING RENT

Offers are sought in excess of £27,500 per annum exclusive.

TERMS

Terms to be agreed by way of new FRI lease. Prospective occupiers will need to prepare a brief on engagement with the council on community activities to activate the site.

SERVICES

Electricity, gas & water.

EPC

E (114)

VAT

Figures are exclusive, if applicable

Accommodation

GIA sq ft	GIA sqm
1,847	171.6

FURTHER INFORMATION

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