



119 Pitshanger Lane, Ealing W5 1RH



Area

Approx 667 sq ft



Location

Thriving local parade



Catchment

Affluent highly populated location



Parking

Excellent "stop & shop" facilities

LOCATION

The property is situated in the heart of Pitshanger Lane which aside from being a previous winner of "High Street of the Year", is a thriving local shopping area where units rarely become available. Equidistant between Ealing Broadway and Greenford Town Centres.

DESCRIPTION

This deceptively spacious unit has been used for many years as a card and gift shop. It benefits from a main retail area, stock room, small kitchenette and WC. It has Use Class E and would be suitable for a variety of occupiers - subject to Landlords consent. There is a restrictive user policy along the parade as per good estate management.

TERMS

The opportunity of a new lease with terms to be agreed, directly with from the freeholder is a possibility. Please note that a premium is required by the outgoing tenant.

LEGAL COSTS

Each party are to bear their own legal cost incurred in the transaction.

RATES

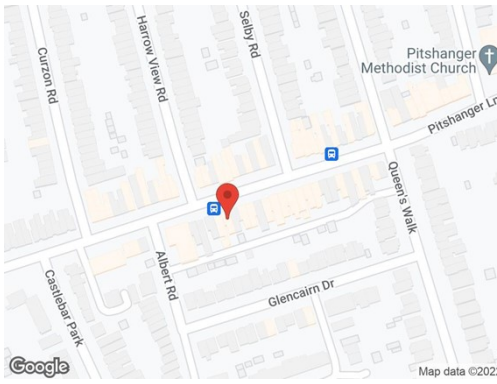
According to the Valuation Office, the Rateable Value is £12,000 per annum. Interested parties are advised to make their own enquiries with the London Borough of Ealing.

EPC

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For further information please contact:

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