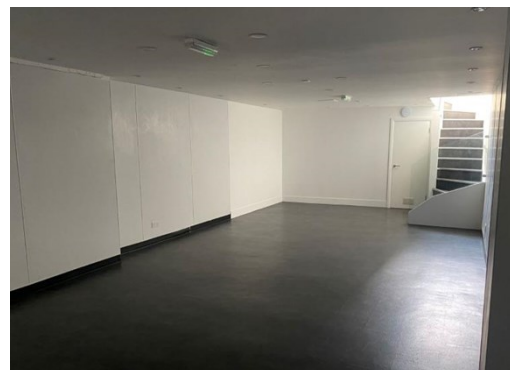
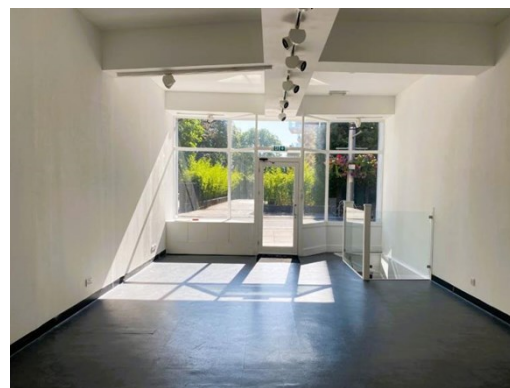


TO LET

PROMINENT POSITION - EALING TOWN CENTRE

MJFINN
COMMERCIAL

020-8995 5678



43 BOND STREET, EALING W5 5AS

1,125 sq.ft. (105 sq.m.)

Location: Prominently situated within this attractive Edwardian retail on the east side of Bond Street (B455), at the southern end with the High Street / Ealing Green. Benefiting from a high volume of vehicular traffic traveling northbound to the junction with New Broadway (A4020 - main artery road running through Ealing Town Centre). Nearby traders include Hotel Xanadu, Bang&Olufsen, Pizza Express, Nandos, Planet Organic, Savills estate agents, The Drapers Arms PH, Santander, Filmworks development / Ealing Picturehouse, Dickens Yard and Ealing Broadway Shopping Centre. Excellent transport links; Ealing Broadway Station (Elizabeth, GWR, Central and District lines) within ½ mile, many bus routes serve the area, Pay by Phone parking along Bond Street and surrounding roads, and a number of public car parks close by.

Description: Beautifully presented Class E Use retail premises. Arranged over the Ground floor (CH 11'0 max., open plan) and Basement (CH7'7, tradeable, open plan, vault stores, WC/washroom and glazed door to small private yard. Staircase to basement, with contemporary glass balustrade, from front retail area. Ready for tenant fit out. The property boasts an attractive and striking façade with recessed entrance.

FLOOR

Ground floor NIA	540	50
Basement incl vaults NIA	585	54
+ WC/washroom	-	-
Small yard - Lower ground	-	-
TOTAL	1,125 sq. ft.	105 sq. m.

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43 BOND STREET, EALING W5 5AS

Features:

- Class E Use – Versatile premises
- Ground floor - Recessed entrance
- Tradeable basement (CH7'7)
- Yard/lightwell lower ground
- Attractive Edwardian parade
- Façade: Local Heritage Asset
- Well maintained building
- Conservation Area - Ealing Green
- Ealing Town Centre
- To Let - New Lease

Terms:

New full repairing and insuring lease for a minimum term of 10 years, subject to upward only rent reviews. Rental deposit required.

Area:

1,125 sq. ft. (105 sq. m.)

Rent:

£37,500 per annum exclusive.

Service Charge:

Reimbursement of the Landlord's costs, including Building Insurance premium.

Rates:

London Borough of Ealing. To be reassessed - Interested parties to make their own enquiries.

EPC:

C (66)

VAT:

VAT is not applicable.

Legal Costs:

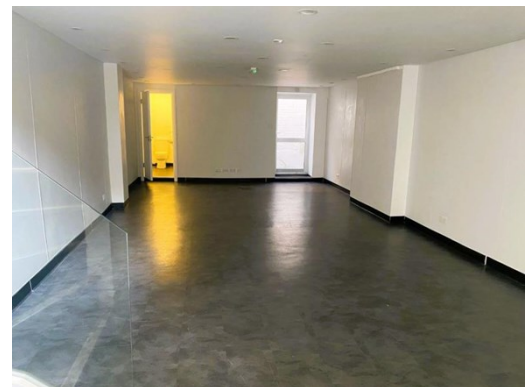
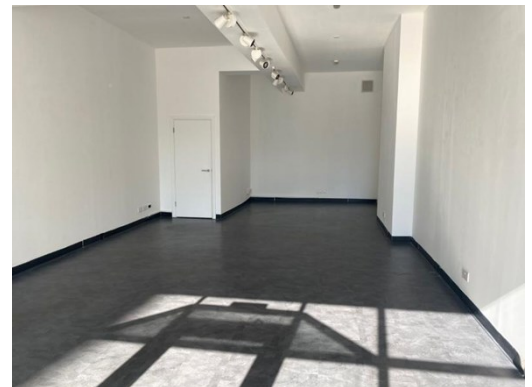
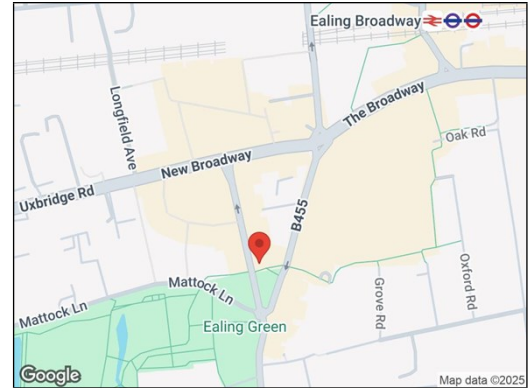
Each party to be responsible for payment of their own legal costs involved in this transaction.

Possession:

Immediately upon completion of legal formalities.

Viewing:

Strictly by appointment only. Please contact us on 020 8995 5678



Subject to Contract: Jul-25

CONTACT US
020 8995 5678

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