

**NEB**  
CONSULTING

**07860 177921**  
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Property Consultants & Chartered Surveyors

**41 THE BROADWAY  
WEST EALING W13 9DD**



**1,680 sq ft (156 sq m) approx**

**Former Barclays Bank Premises  
Use Class E – Retail, Leisure or Office Use**

**To Let – New Lease**

Tel: 07860 177921

NEB Consulting (Property) Limited, Spaces Aurora, 71-75 Uxbridge Road, London W5 5SL. Registered in England No. 7183316  
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**Location** – The subject property occupies a prominent corner position on the south side of The Broadway, West Ealing, with return frontage onto Leeland Road. West Ealing National Rail, Mainline Station is serviced by TfL with rail services from London Paddington in 12 minutes, rebranded as the Elizabeth Line in December 2018 as part of Crossrail. The area is serviced by numerous bus routes, running principally between Ealing and Hanwell, and also from Brentford and Greenford.

Nearby occupiers include a number of established national traders and businesses including Sainsbury's, Lidl, Wilko, Specsavers, Greggs, Holland & Barrett, Boots Chemist, O2 mobile phones and Iceland; together with charity shops including British Heart Foundation and Alice's Attic plus numerous local traders. At 104-110 The Broadway there is a new residential development comprising 137 residential units over 10 floors and behind this there is the Jigsaw development comprising 770 new homes, bringing a large influx of residents to the area.

**Accommodation** – The unit is arranged over Ground Floor and Basement and has the following approximate net internal floor areas:

**Ground Floor: 1,044 sq ft (97 sq m). Basement: 636 sq ft (59 sq m) TOTAL 1,680 sq ft (156 sq m)**

**Terms** -The premises are available on a new, effective Full Repairing and Insuring lease, subject to 4 yearly upwards only rent reviews, for a term by arrangement, direct from the Landlord.

**Rent** - £39,900 per annum exclusive.

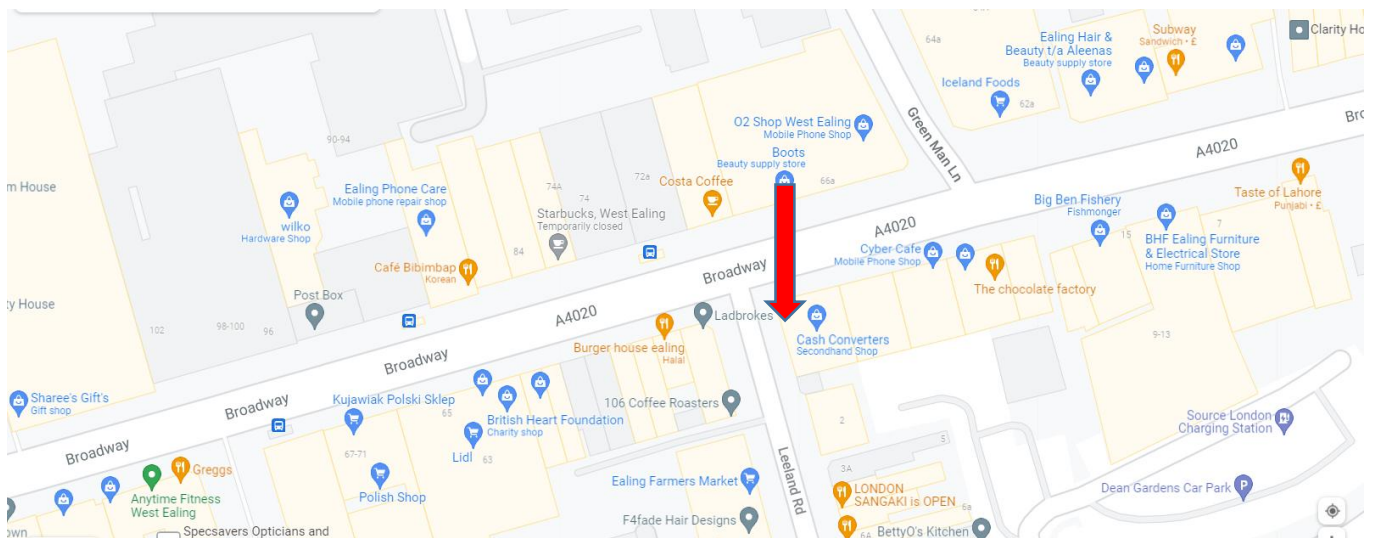
**Business Rates** – The Rateable Value is £25,000 payable at the rate of 49.9p in the £ for 2023/2024. Interested parties are advised to make their own enquiries of the London Borough of Ealing for confirmation of the actual rates payable. Tel: 020 8825 7020.

**Use:** The property benefits from use Class E planning consent and is suitable for retail, leisure or office use.

**VAT** - Rent is not subject to VAT.

**Energy Performance Certificate (EPC)** – The property has an energy rating of C60.

**Legal Costs** - Each party to be responsible for their own legal and professional costs.



**For further information and appointments to view, please contact the sole agents: NEB Consulting**  
Nick Blackwell [nick.blackwell@nebconsulting.co.uk](mailto:nick.blackwell@nebconsulting.co.uk)  
07860 177921 or 020 8567 5792

January 2024 – Subject to Contract

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