

**5 Greenford Avenue
London
W7 1LD**

FOR RENT – Newly Redeveloped Takeaway (A5) Premises in Hanwell



**Size: 632 sq ft (58.6 sq m) approx. GIA
+ front forecourt**

www.goodsircommercial.co.uk

9-10 Domingo Street, London EC1Y 0TA

Location:

The property is located on the east side of Greenford Avenue, close to the railway bridge. The local area is predominately residential, interspersed with some commercial properties on the parade. Hamwell Station is also approximately 100 metres from the property.

Description:

The property is arranged over ground floor only, with a front forecourt and small rear garden with storage, and will be left in a shell and core state with capped services after the property is redeveloped.

Size: (all measurements are approx. on a GIA basis)

| Floor: | Sq ft: | Sq m: |
|------------------------------|------------|-------------|
| Ground Floor Trading: | 279 | 25.9 |
| Kitchen: | 134 | 12.4 |
| Rear Storage: | 219 | 20.3 |
| Total | 632 | 58.6 |

NB: Measurements have been taken off plan and all interested parties are advised to check these measurements.

Terms:

The premises are available by way of a new full repairing and insuring lease, for a minimum term of 10 years, with 5 yearly upwards only rent reviews, **at a rental of £20,000 per annum exclusive.**

Use Class:

Takeaway (A5) use class.

Business Rates:

All interested parties are advised to make their own enquiries with the London Borough of Ealing Council on 020 8825 7020.

VAT:

The premises are not elected for VAT.

Legal Costs:

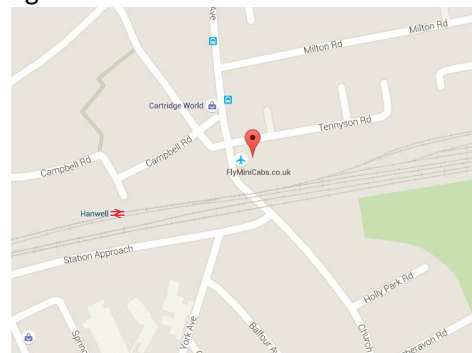
Each party will be responsible for their own legal fees incurred in this transaction.

EPC:

EPC is available on application.

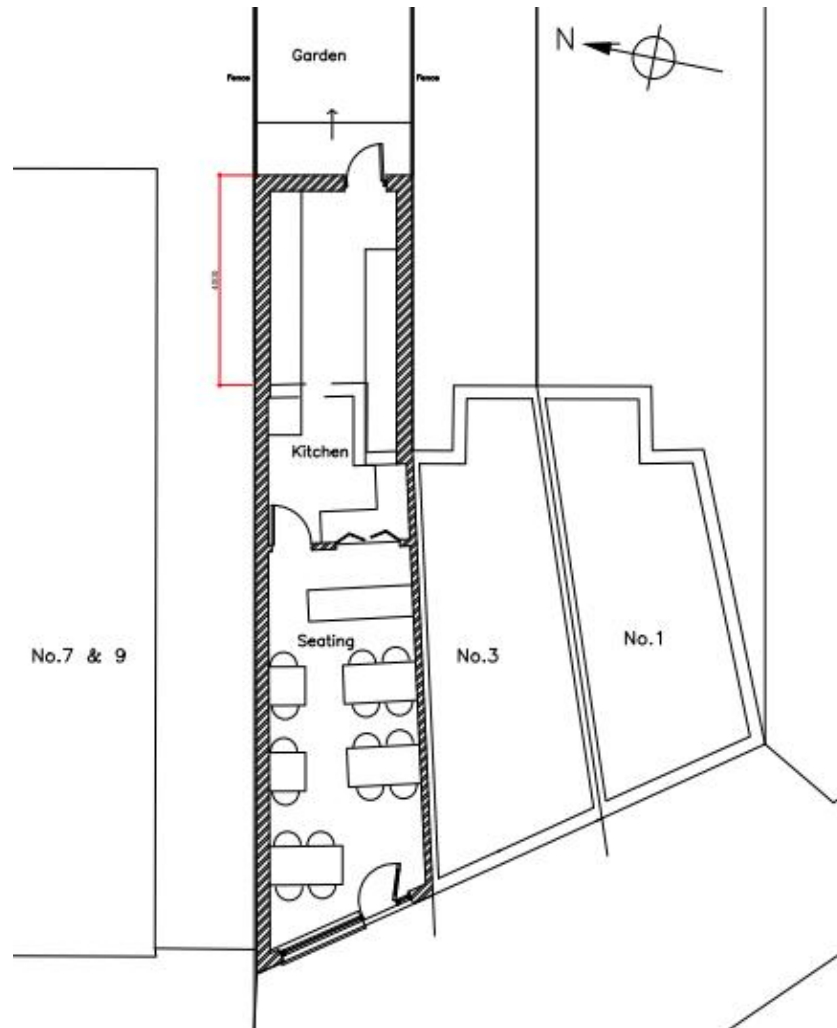
Viewing:

Strictly by appointment through the client's sole agents:



Ref: 550.02.R.JPM.07/2014

Proposed plan – Not to scale for informational purposes only



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