

Commercial Property Consultants
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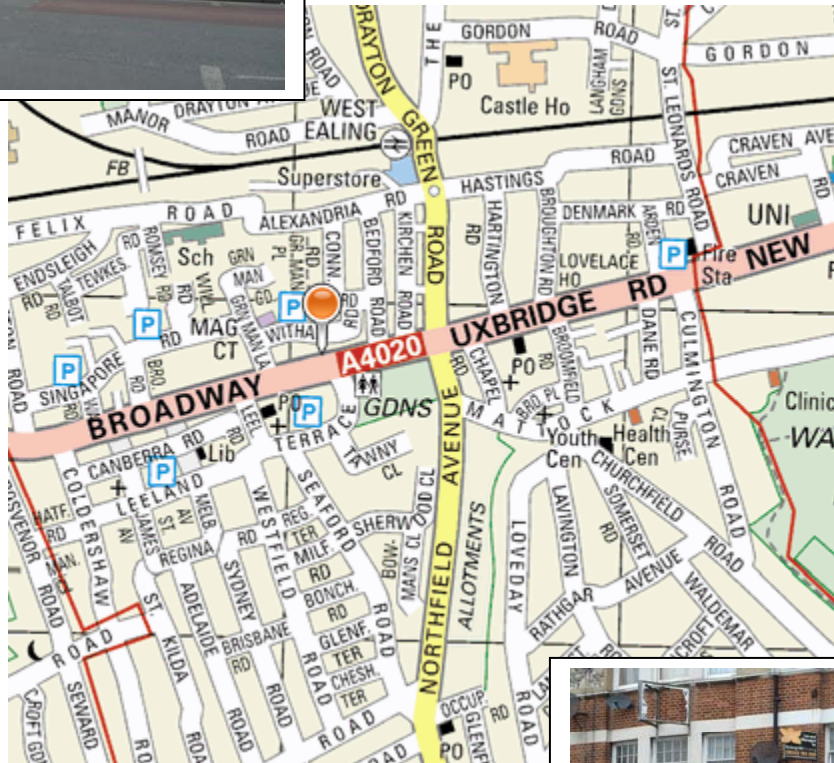
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TO LET

Town Centre Lock Up Shop Unit With Storage

Approx 838 sq ft (77.82 sq m)



***56 The Broadway
West Ealing
London W13 0SU***



**56 The Broadway
West Ealing, London W13 0SU**

Location: West Ealing is located between Ealing and Hanwell to the west of central London. The Broadway is the main commercial and retail centre of West Ealing and contains a mix of local and national multiple retailers such as Iceland, Car Phone Warehouse, Lidl, Boots and Costa. The property is located towards the eastern (Ealing) end of The Broadway, immediately adjacent to a pedestrian crossing which links both sides of the street. Car parking is available in the vicinity including a small public car park immediately to the rear of the property.

Accommodation: The property has the following approximate net internal floor areas:

| | |
|-------------------|------------------------|
| Internal Width: | 14 ft 9 ins (4.5 m) |
| Shop Depth: | 59 ft 9 ins (18.21 m) |
| Retail Area: | 838 sq ft (77.82 sq m) |
| 2 x WCs | |
| Office/Staffroom: | 41 sq ft (3.8 sq m) |
| Store: | 112 sq ft (10.4 sq m) |
| Basement Storage: | 330 sq ft (30.65 sq m) |

Rating Assessment: The property has a rateable value of £21,250.00. The approximate amount of rates payable for the year from April 2012/13 is £9,732.50. This is the full amount of rates payable and takes no account of any transitional arrangements, small business rate or any other relief that might be available. Interested parties should confirm this information with the London Borough of Ealing on 0208 825 5000.

Terms: The property is available to let on a new full repairing and insuring lease for a term by arrangement.

Rent: £23,000 per annum exclusive.

Legal Costs: Both parties' legal costs are to be borne by the ingoing tenant.

Viewing: Strictly by appointment with sole agents.

**Andrew Pollard
BONSORS.COM
Tel. 020 8546 0022**

PLEASE NOTE THE FOLLOWING:-

- 1) All measurements, areas and distances are approximate
- 2) Any rent or price quoted is exclusive of VAT where applicable
- 3) Rates information is believed to be correct but interested parties should check with rating authority.

Energy Performance Certificate

Non-Domestic Building



56 Broadway
LONDON
W13 0SU

Certificate Reference Number:
0060-6999-0389-9680-8054

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ 64

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical information

| | |
|--|---------------------------------|
| Main heating fuel: | Grid Supplied Electricity |
| Building environment: | Heating and Natural Ventilation |
| Total useful floor area (m ²): | 176 |
| Building complexity (NOS level): | 3 |
| Building emission rate (kgCO ₂ /m ²): | 48.32 |

Benchmarks

Buildings similar to this one could have ratings as follows:

34 If newly built

90 If typical of the existing stock