



95 Greenford Avenue
Hanwell, W7 1HA

Retail Shop

545 sq ft

(50.63 sq m)

- High footfall location
- User Class E
- New lease available
- Power
- WC & Kitchenette
- Security shutter
- Walking distance to Hanwell Underground Station (Elizabeth Line)
- Close proximity to A40, A406 & M4

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Summary

Available Size	545 sq ft
Rent	£15,000 per annum
Business Rates	Interested parties are advised to contact the London Borough of Ealing
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

Hanwell is located in the London Borough of Ealing in West London. It lies some 12.5 miles west of Central London and benefits from excellent transport communications with the A40 only 2 miles north and being some 2.5 miles north-west of Junction 2 of the M4 Motorway which in turn links to Junction 15 of the M25 Motorway some 8 miles west. Hanwell Underground Station (Elizabeth Line) is a short walk from the premises providing excellent access to Central London. The area also benefits from a number of bus routes connecting Hanwell to Greater London. The subject premises are situated on a busy retail parade located within an affluent residential area.

Travel Distances

- A40 - 2 miles
- Hanwell Underground Station (Elizabeth Line) - 0.3 miles
- Hanwell High Street - 0.5 miles
- Ealing Broadway - 1.9 miles
- Central London - 12.5 miles

Source: Google Maps

Description

The premises comprise a lock-up ground floor retail unit benefiting from a clear open-plan layout. The unit benefits from power, a good frontage with a high footfall. The unit has a user class E.

Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II as amended.

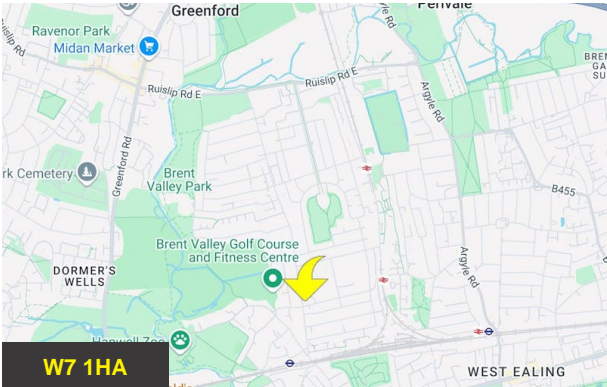
Accommodation

All measurements are approximate and measured on a gross internal area basis.

Description	sq ft	sq m
Sales Area	500	46.45
Storage	45	4.18
Total	545	50.63

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.



Viewing & Further Information



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