



**Rent:** £15,000 Per annum **Size:** 330 Square feet **Ref:** #3123 **Status:** Available

## Location

Charming local parade in an affluent residential area with metered parking outside.

## Description

Available on new lease.

The shop is well presented and has been used for some years as a hair and beauty salon. This would provide an ideal opportunity for someone in a similar business to open with minimal start up costs- our clients will also consider any other uses under the E use class.

The unit is currently laid out to provide a reception/hair salon area and two separate beauty treatment rooms to the rear. There is also a small kitchenette measuring approximately 23 sq ft and a WC

Gross internal area of approximately 330 sq ft.

West Ealing Broadway is a short walk away and Northfields Piccadilly line station is also within easy walking distance.

There is metered on street parking in the immediate area.

EPC Rating D.



## Address

Address: 5 St Johns Parade Postcode: W13 9LL Town: Ealing Area: London

## General information

Tenure:	Leasehold
Rent:	£15,000 Per annum
Legal fees:	Each party to bear their own
Rateable value:	The VOA website states a R.V. of £6,800, payable at the prevailing rate- the business should qualify for full small business rates relief, subject to the usual criteria.
Lease details:	New 10 year FRI lease to be drafted outside the Landlord and Tenant Act 1954, with 5 year rent review.

## Features

- ✓ Local Parade
- ✓ Parking close by
- ✓ New lease available
- ✓ Rates Relief should apply

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.