



james ashley
commercial
property consultants

32 Crown Street | Acton | London | W3 8SB
LOCK-UP SHOP/OFFICE TO LET

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- ground floor
- 26.48 m² (285 ft²) approx.
- new lease available
- e use class (other uses considered - s.t.p.)
- rent: £14,500 per annum
- close to high street & oaks shopping centre

DESCRIPTION

Mid terrace lock-up shop/office (formerly a tailors), currently arranged as an open plan front sales area with panelled walls ready for shelving, area and a single WC to the rear.

We understand that the premises have an 'E' Use Class, which includes; retail, leisure, medical, office and restaurant. Alternative uses will be considered, such as educational - subject to planning.

LOCATION

Located within a modern residential development with a good mix of independent retailers occupying the ground floor commercial units. Crown Street is situated off Acton High Street, close to the Oaks Shopping Centre development.

Benefiting from excellent transport links with Acton Town Station (District and Piccadilly Lines) and Acton Central Station (Mildmay Line) within an 8 minute walk. Acton Mainline Station is approximately 15 minutes walk, provides access to the new Crossrail network and HS2 will also serve this station. Numerous bus routes also serve the area.

ACCOMMODATION

Ground Floor	26.48 m ²	285 ft ²	N.I.A.
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TENURE

A new Full Repairing and Insuring Lease on terms to be agreed.

BUSINESS RATES

We understand that the current rateable value is £6,900, so will qualify for 100% small business rates relief. Contact Ealing Council on 020 8825 7050 to confirm this.

VIEWING

By prior arrangement by contacting the landlords sole letting agents:

Ashley Brudenell or James Stefanopoulos

