

TO LET

201 SQ. M (2165 SQ. FT) APPROX.

44 THE BROADWAY, GREENFORD, UB6 9PT

SNELLER COMMERCIAL

CHARTERED SURVEYORS



**Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT**

www.snellers.com

020 8977 2204

- **PROMINENT RETAIL UNIT**
- **BUSY SHOPPING LOCATION ADJOINING BOOTS AND IN CLOSE PROXIMITY TO ICELAND, HOLLAND & BARRETT AND A RANGE OF INDEPENDENT RETAILERS AND SERVICE PROVIDERS**
- **NEW LEASE FROM JANUARY 2024**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

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LOCATION

The property is located on The Broadway (B455) in Greenford, close to the junction with Ruislip Road East in the Borough of Ealing.

Greenford station is just under 1.5 miles and access to Western Avenue (A40) is under a mile.

DESCRIPTION

The property comprises a mid terraced retail premises with rear storage. The premises benefit from a fully glazed aluminium shop front with double doors to the front with a frontage of approximately 6.3m.

To the rear there are male and female WC's and kitchen/staff room. There is access from the rear to a service road.

ACCOMMODATION

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

	SQ. M	SQ. FT
Retail	133.8	1441
Storage	61.2	659
Kitchen/Staff room	6.0	65
TOTAL	201	2165

TENURE

Available on a new lease for a term by arrangement from January 2024.

RENT

£45,000 per annum

BUSINESS RATES

2023 Rateable Value: £45,750

For confirmation of rates payable, please contact the business rates department of Ealing Council.

ENERGY PERFORMANCE RATING

Energy Rating: E106

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
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*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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