



**Rent** £11,000 Per annum

**Size** 150 Square feet

**Ref** #3219

## Address

**Address:** 1 St Johns Parade, Mattock Lane

**Postcode:** W13 9LL

**Town:** Ealing

**Area:** London

## Location

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

## Description

Shop to let on new lease.

Approximately 150 sq ft.

The unit has just been completely refurbished ready for occupation.

E use class.

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 C.

Viewings by appointment only through Franklin Commercial- 020 7117 2526.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£11,000 Per annum
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Rateable value:</b>	The VOA website states a RV of £4,550, so full Small Business Rates Relief should apply, subject to the usual criteria.

## Features

- ✓ Densely populated area
- ✓ Local Parade
- ✓ New lease available
- ✓ Parking close by
- ✓ Recently refurbished
- ✓ 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 £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.



