

TO LET

FAVOURABLE LEASE FOR SALE

MJFINN
COMMERCIAL

020-8995 5678



78 ST MARY'S ROAD, EALING W5 5EX

445 sq.ft. (41 sq.m.)

Location:

Situated on the West side of St Mary's Road (B455), directly opposite St Mary's Church/Church Gardens and the University of West London is within ¼ mile to the north. The property is surrounded by a densely populated residential area which is served by this local parade of shops and local amenities. St Mary's Road is the busy main through route between Brentford/A4 and Ealing Broadway. The area is well served by public transport; within 300m of South Ealing (Piccadilly line) TfL station, plus the many bus routes. Free 30mins parking available along St Mary's Road plus Pay & Display/Pay by Phone bays in the surrounding road.

Description:

Very well presented Ground Floor retail premises in the middle of this attractive local retail parade within the Ealing Green Conservation area. Currently arranged as a unisex hair salon with 6 cutting stations, 2 background stations, staff room with kitchenette and laundry facilities, fitted storage and external WC/washroom. Rear access for fire escape only.

► Net Frontage 17'3 ► Gross Frontage 18'5 ► Overall Shop Depth ± 40 ft

FLOOR

Ground Floor	445	41
TOTAL	445 sq. ft.	41 sq. m.

www.mjfinncommercial.co.uk

info@mjfinncommercial.co.uk | 11 Devonshire Mews, Chiswick, London W4 2HA

The Agents for themselves and for the Vendors/Lessors give notice that these particulars do not constitute, nor constitute any part of an offer of contract. All statements contained in these particulars are made without responsibility on the part of the Agents or the Vendor/Lessor. None of the statements contained in these particulars is to be relied upon as statements or representation of facts. Any intending Purchaser/Lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Vendor/Lessor does not make or give and neither the Agents or any person in their employ has any authority to make or give any representation or warranty whatever in relation to this property. V.A.T. may be payable on the purchase price and/or rent, all figures quoted are exclusive of V.A.T.

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- Features:**
- All ground floor
 - Fitted as a unisex hair salon
 - Premium to include fixtures & fittings
 - Other Use Class E businesses considered
 - Kitchenette/staff room
 - External WC/washroom
 - CCTV with cameras and monitor
 - Ealing Green Conservation area
 - Densely populated neighbourhood
 - Lease - For Sale - By Assignment
- Terms:**
- The remainder of an internal repairing lease for a term of 12 years from October 2010 (exp. Oct. 2022). The Assignee may be required to replace the existing 6 months deposit currently held by the Landlord.
- The lease is contracted outside the security of tenure and compensation provision of the Landlord & Tenant Act 1954 (as amended). However, we have been advised that the Landlord will agree to negotiate terms of a new lease at the expiry in 2022.
- Rent:** £14,250 p.a.x.
- Premium:** £10,000 for this favourable lease and the Assignor's improvements or £20,000 to include the comprehensive fixtures & fittings.
- Rates:** Please contact the London Borough of Ealing. Rateable Value: £9,000. Interested parties to make their own enquiries with regards to eligibility for rates relief, retail discount etc..
- EPC:** C (51)
- VAT:** VAT is not applicable.
- Legal Costs:** The Assignee to contribute £2,000 plus VAT towards the Assignor's legal costs.
- Possession:** Immediately upon completion of legal formalities.
- Viewing:** Strictly by appointment only.
Important note: all viewing attendees must be wearing a face mask to enter the property.
- Contact:** Dee Hurley
020 8995 5678
info@mjfinncommercial.co.uk



Subject to Contract: Mar-21

CONTACT US
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