

# 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
<b>TOTAL</b>	<b>445 sq. ft.</b>	<b>41 sq. m.</b>

[www.mjfinncommercial.co.uk](http://www.mjfinncommercial.co.uk)

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## Features:

- All ground floor
- Fitted as a unisex hair salon
- Other Use Class E businesses considered
- CCTV with cameras and monitor
- Kitchenette/staff room
- External WC/washroom
- Densely populated neighbourhood
- Ealing Green Conservation area
- Lease - For Sale - By Assignment

## Terms:

By way of an assignment of 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.

HOWEVER, we have been advised that the Landlord may agree to negotiate terms for a new lease

## Rent:

£14,250 p.a.x.

## Premium:

£10,000 for this favourable lease and the benefit of the Assignor's improvements which include rewiring, replacement flooring, installation of the ceiling square with perimeter lighting and LED spots, fitted kitchenette. OR £12,000 to also include the hairdressing fittings and equipment - 6 hairdressing chairs, 2 back wash basins, washing machine, tumble dryer, PC, monitor, till drawer & receipt printer, CCTV, integrated sound system. Full list available.

## Rates:

London Borough of Ealing - Rateable Value: £9,000. Interested parties to make enquiries with regards to eligibility for rates relief, retail discount etc..

## EPC:

C (51)

## VAT:

VAT is not applicable.

## Legal Costs:

The Assignee/ingoining Tenant to contribute £2,000 plus VAT towards the Assignor's/Landlord's legal costs.

## Possession:

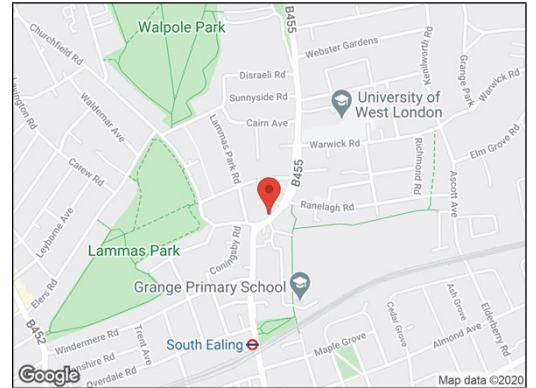
Immediately upon completion of legal formalities.

## Viewing:

Strictly by appointment only.  
**Important note:** all viewing attendees must be wearing a face mask to enter the property.

## Contact:

Jojo Finn  
020 8995 5678  
jojo@mjinfincommercial.co.uk



Subject to Contract: Sep-21

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