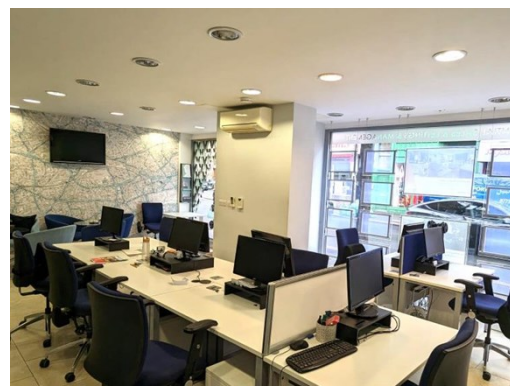


TO LET

LEASE - FOR ASSIGNMENT - NO PREMIUM

MJFINN
COMMERCIAL

020-8995 5678



103 - 105 CHURCHFIELD ROAD, ACTON W3 6AH

655 sq.ft. (61 sq.m.)

Description: Glazed, double fronted premises with Class E Use as an Estate Agents. Modern and well presented, the ground floor property boasts a spacious open plan internal floor area, making it ideal for retail/showroom/office space subject to approval. Towards the rear of the shop there are two separate office/storage spaces, one with a kitchenette. NIA 655 sq.ft. + W.Cs/washrooms.

Location: The property is prominently situated on the south side of Churchfield Road towards the busy western end, close to the junction with Horn Lane and The Oaks Shopping Centre. The immediate locality is popular amongst local residents and visitors for its thriving independent businesses, lively pubs and restaurants. Nearby traders include Lidl, The Gym, Bondi Social coffee shop, Tea Darling, Vindinista wine bar, Fed & Watered, Basil & Toms, A Pint of Hops beer shop and The Station House PH.

Many bus routes serve the area. Within close proximity of Acton Central station (Overground, 0.3 miles), Acton Town station (District & Piccadilly lines, 0.9 miles), and Acton Main Line (Elizabeth Line, 0.8 miles). Pay by Phone parking immediately opposite.

FLOOR

Ground floor	655	61
+ 2x WC/washrooms	-	-
TOTAL	655 sq. ft.	61 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.

Features:

- Double fronted premises
- Class E: Current Use as Estate Agents
- Well presented - contemporary finish
- Air-conditioning (not tested)
- Windows to rear ancillary areas
- 2 x WC/washrooms
- Gross frontage over 30ft
- Convenient customer parking
- Lease - By Assignment
- No Premium

Terms:

The remainder of a FRI lease for a term of 5 years from November 2020, expiring 23 November 2025. The lease is held outside the security provisions of the Landlord & Tenant 1954 Act. Assignee will be required to replace the security deposit and guarantors.

Premium:

No premium payable for the benefit of the Tenant's improvements, however, time is of the essence.

Area:

655 sq. ft. (61 sq. m.)

Rent:

Passing rent £24,600 p.a.x.

Service Charge:

Tenant to reimburse the Landlord's costs (not more than £2,000 excl. pa), and Building Insurance premium.

Rates:

Please contact the London Borough of Ealing. Rateable value: £20,000 (2024).

Interested parties to make their own enquiries with regards to eligibility for rates relief, retail discount etc..

EPC:

C (71)

VAT:

The rent is not subject to VAT.

Legal Costs:

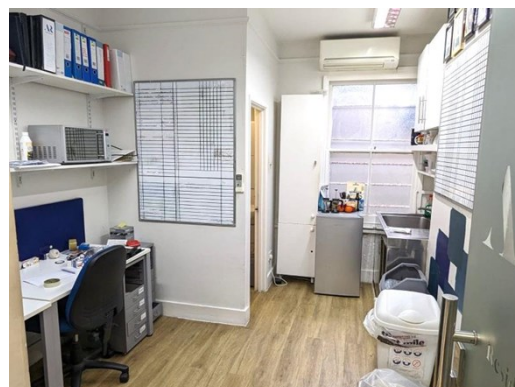
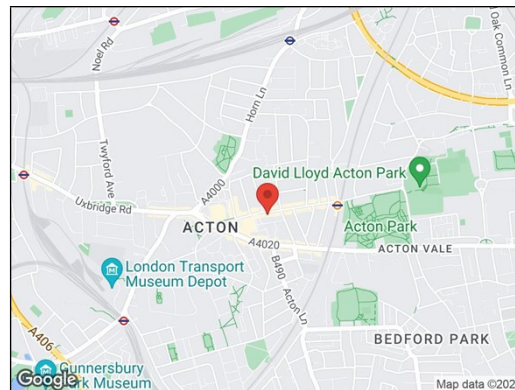
The Assignee to contribute £2,000 plus VAT towards the Assignor's legal costs.

Possession:

Immediately upon completion of legal formalities.

Viewing:

Strictly by appointment only. Please contact us on 020 8995 5678



Subject to Contract: Mar-24