



CLASS E UNIT TO LET

65 SQ M (700 SQ FT) Approximate Net Internal Floor Area

269 Allenby Road, Greenford, Middx. UB1 2HD

Location

Situated in a prominent position on this busy secondary parade which includes a variety of retail and catering users, including Punjabi Junction restaurant, Mando's Pizza, a Herbal Health outlet, and grocery stores.

Accommodation

Comprises a lockup ground floor E class unit of approximately 700 sq ft

Internal width 5.4m

Retail Depth 8.9m

Retail Area 48 m²

Stores 17 m²

Total Floor Area 65.m² 700 sq ft Approximate Net Internal Floor Area

Specification

- Tiled Flooring
- Aluminium Shopfront
- Suspended Ceiling
- Roller Shutter
- Rear Yard with WC

Rent £13,000 per annum exclusive, VAT is not Applicable.

Terms New lease outside the security of tenure provisions of the Landlord & Tenant Act 1954 Pt 2. The lease will be on full repairing and insuring terms.

Rates Rateable Value £11,000. This is not what you pay. Please contact Ealing Business Rates Department for the payable figure. **Traders eligible for small business rates relief may pay no rates.**

Use E Class but no hot food use requiring extraction.

Deposit Our clients will require a security deposit of between 3 and 6 month's rent as security, dependent upon covenant.

Viewing **Tel: 0207 286 8363**