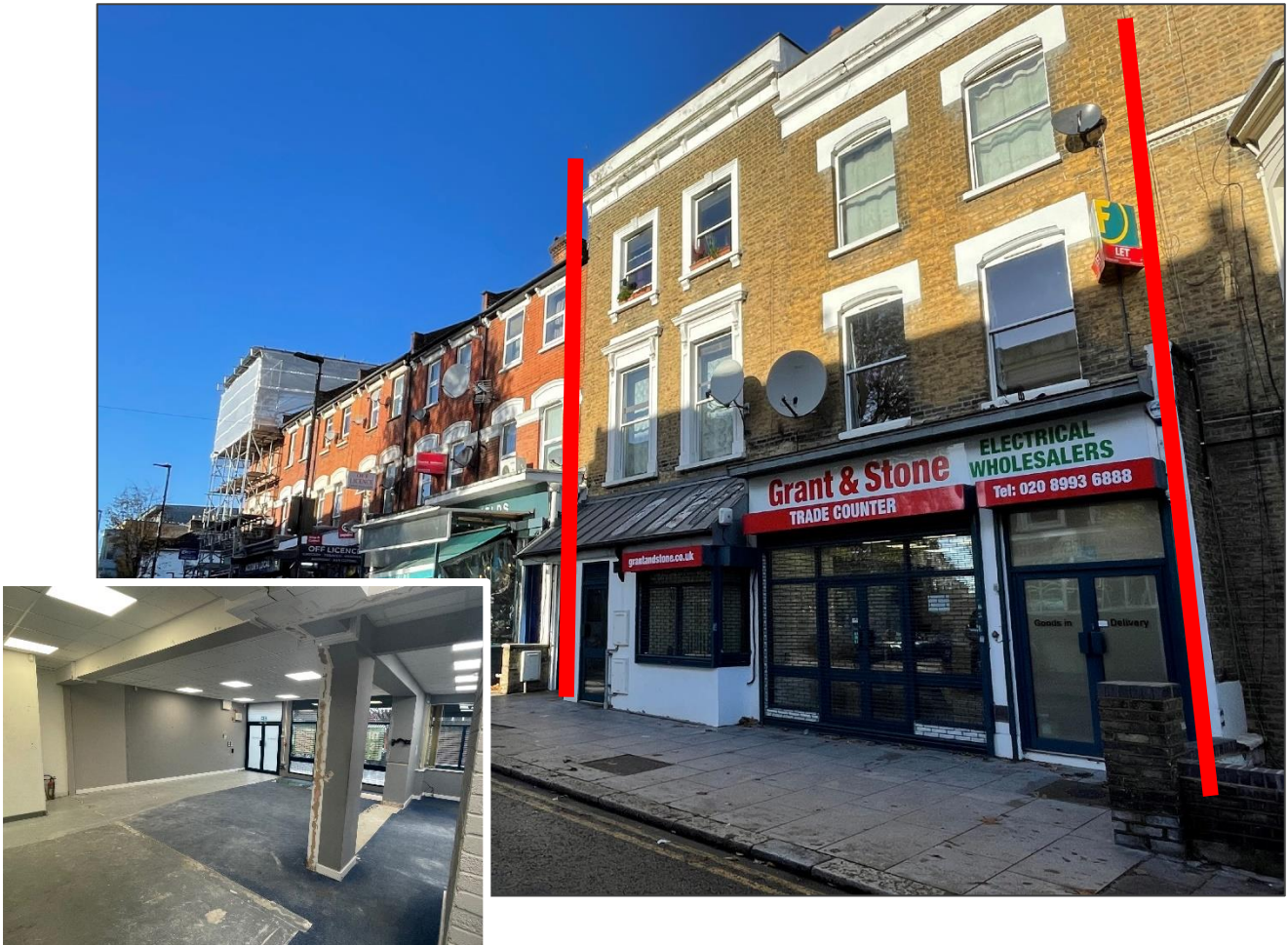


TO LET

PROMINENT RETAIL / TRADE COUNTER UNIT



4,820sq.ft. (**447.77**sq.m) approx. N.I.A

32-34 Churchfield Road

Acton

LONDON

W3 6EB

kemptoncarr.co.uk | Mayfair office 0207 078 7090



Location & Description

The property is located within the popular Churchfield Road area, in close proximity of Acton Central Underground. The unit is surrounded by residential property, independent & national retailers / restaurateurs. Acton Park, with David Lloyd, is a short walk from the property. The property is circa 1.44 miles from the A40 Westway. The A406 is circa 1.15 miles away which provides easy access onto the M4 motorway.

This property offers flexible accommodation to suit a variety of uses such as bulky goods, medical and indeed leisure use (STP). The current consented uses are E(a) (c) (e) (g) and B8. Occupied previously as a builders merchant, hence the current frontage, which could be adapted to better suite the incoming occupiers needs.

The property benefits from 11.75 gross frontage, open-plan retail space to front, goods lift providing access to basement, two flights of stairs also providing access to basement. At ground floor level to the rear is an extension currently utilised for storage. The basement is dry and full height with power, lighting, WC and kitchen facilities.

The unit is situated below residential, therefore, if the use was to be leisure related, sound management to not cause disruption to the uppers would be essential in gaining the landlords confidence.

Terms

The existing effective repairing and insuring lease is available by way of assignment. The lease commenced February 2022 on a 10 year term at a passing rental of £46,000 per annum. There is a break date at the 5th anniversary of the lease term

It might be possible to negotiate a new lease, direct from the landlords, which we are happy to make approaches on should it be necessary.

The rental is exclusive of business rates, building insurance, utilities, telecoms and all other outgoings. There is not believed to be a service charge.

Business Rates

According to the Valuation Office website the current rateable value of the property is £43,500.

We suggest all interested parties make their own enquiries through the London Borough of Ealing with regard to the value and amount payable.

VAT

We have been advised that VAT is applicable.

Accommodation

	Sq. Ft.	M2
Basement	1,658	154
Ground Floor	3,162	293.77
Total	4,820	447.77

Approx net internal area (NIA)

EPC

C 58

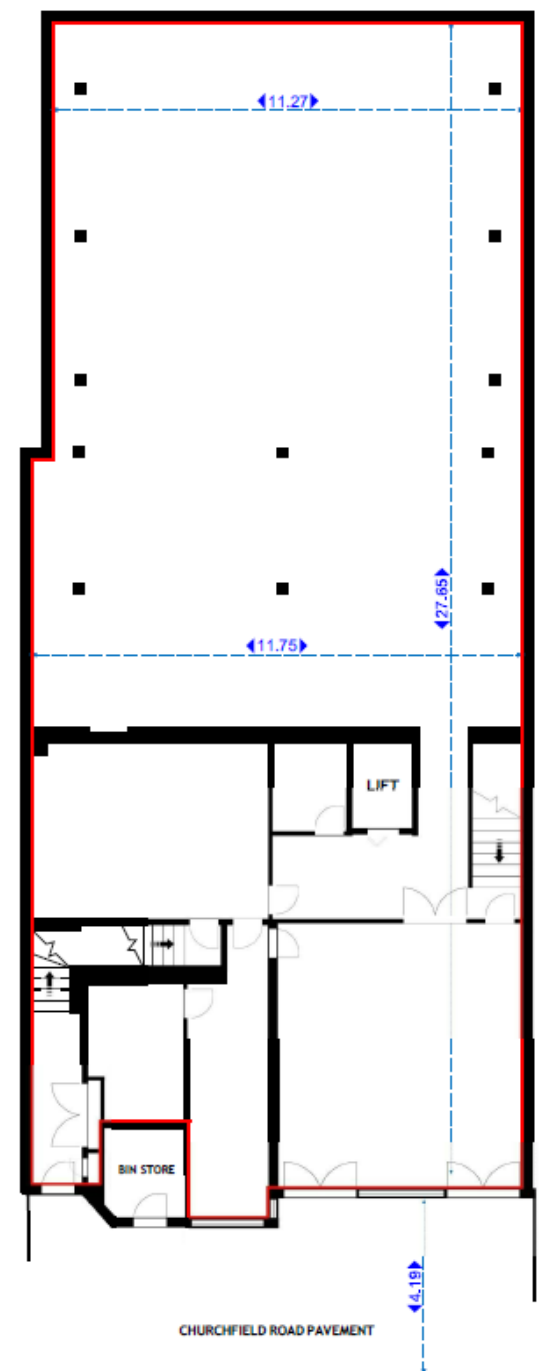


Viewing and further information



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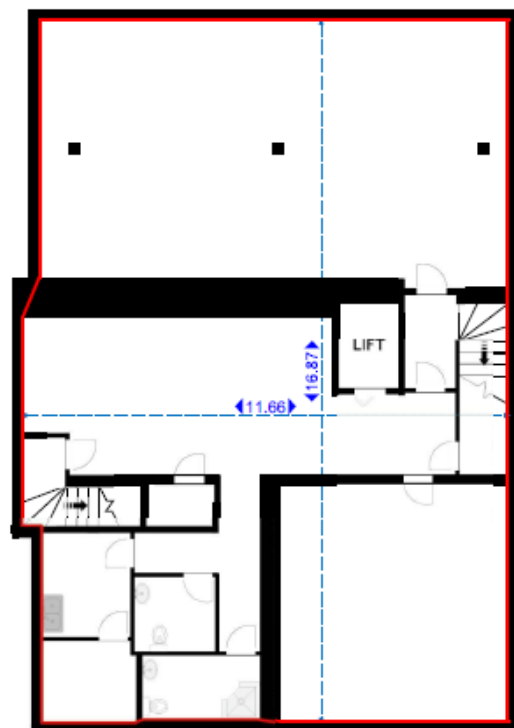


32-34 CHURCHFIELD ROAD ACTON W3 6EB

SCALE - 1:150 on A4

1	2	3	4	5	6
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SCALED IN METRES



The floor plan is an indication only. Measurements should be checked as necessary.

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