



78 The Broadway Greenford, UB6 9QA

SUMMARY

Prime retail unit

New lease to be granted

Public paid car park at the rear

Various independent retailers near by

Total approximate area of circa 800 sqft

DESCRIPTION

The property sits on the ground floor of a mid-terraced retail premises with a rear storage. The premises benefits from a fully glazed shopfront with single doors to the front and a frontage of approximately 6m.

The rear of the property consists of under stair storage, WC and an area used as a kitchenette. Bin storage is to the rear and the property is access via the rear service road.

The property is currently trading as a Ladies Salon and comprised of a main hair styling and general beauty treatments area, WC, Kitchen and storage area

ACCOMODATION

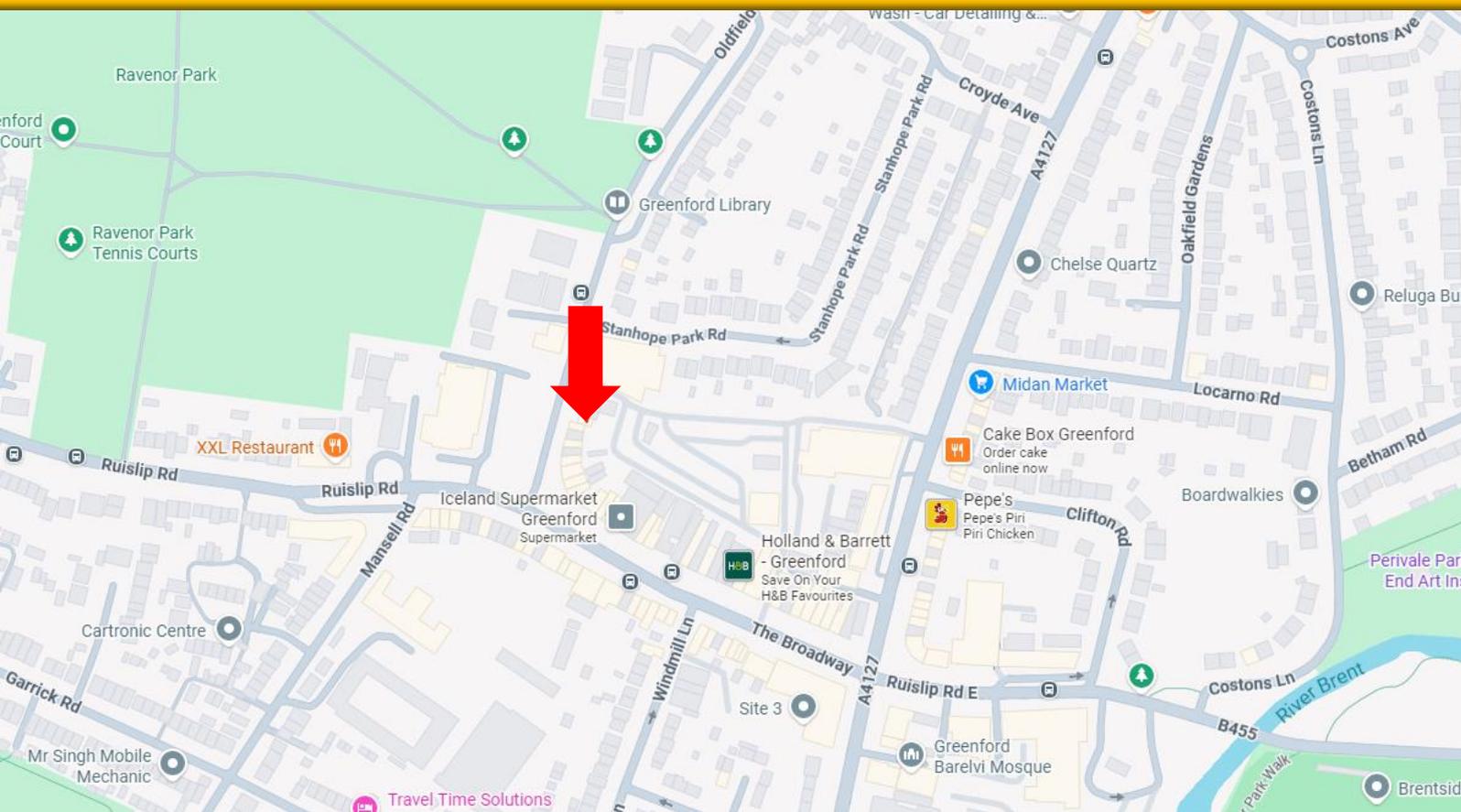
The following breakdown indicates the area's and dimensions of the unit:

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Retail Unit	69.53	750
TOTAL		69.53 sqm	750 sqft

LOCATION

The property is located on Oldfield Lane South just off The Broadway Greenford, close to the cross junction of Ruislip Road East. The property is in the Borough of Ealing and benefits from close access to Central London via the A40, which is accessible in less than a mile. Greenford Underground Station (Central Line) is 1.4miles from the property.





TENURE

Rent £35,000 Per Annum

LEGAL COST

Each party to bear their own legal costs

BUSINESS RATES

Interested parties are advised to confirm the rating liability with the Local Authority.

VIEWING AND FURTHER INFORMATION

Interested parties are invited to contact the vendor's sole agents, Monarch Commercial, to arrange a viewing:

Ankur Lakhanpal - 0208 569 8500
E-mail: ankur@monarchcommercial.co.uk

Harry Sohal - 0208 569 8500
E-mail: harry@monarchcommercial.co.uk

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