

# PRIME CLASS E OPPORTUNITY EALING BROADWAY UNIT 7 OAK ROAD

## Description

Located directly west of London's West End, Ealing is densely populated and is very well connected by the central, district and Elizabeth underground lines, main line railways and major bus routes. Ealing Broadway offers a 455,000 sq. ft. of retail space and an average 16 million visitors per year.

The scheme is anchored by **M&S**, **Primark** and **Tesco** with other notable retailers including **Next**, **H&M**, **JD Sports**, **Boots** and **River Island**. The retail offer is supported by a strong restaurant provision including **Wagamama**, **Loungers**, **Itsu** and **Wasabi**.

Oak Road is located 2 minutes from Ealing Broadway Station, a pedestrianized street which leads to one of the main entrances/exit points to Ealing Broadway Shopping Centre. The unit sits adjacent to the independently run **Arise Coffee** and **The Massage Company**. Other operators include **Greenka plant shop**, **Leonidas**, **Benji's Buns** and shortly **Kimbo Coffee**. Please refer to the attached copy of the street traders plan for further details.

## Accommodation

The premises are arranged over ground floor providing the following approximate areas:

**Ground Floor** 1,086 sq. ft. (100.89 sq. m)

## Lease

The premises are available on a new effectively full repairing and insuring lease for a term of 10 years, subject to upward only rent reviews at the 5<sup>th</sup> anniversary. Subject to vacant possession.

## Rent

# £60,000

per annum exclusive.

*Subject to Contract*



## Service Charge

The current service charge for the financial year is £7,706 per annum.

## Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value</b>	£27,202
<b>UBR (24/25)</b>	0.499p

All parties are to be advised to make their own enquires to the relevant authority.

## EPC

An EPC has been commissioned. A full report is available on request.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Viewing

Strictly by appointment through joint agents, **Green & Partners**, contacting:

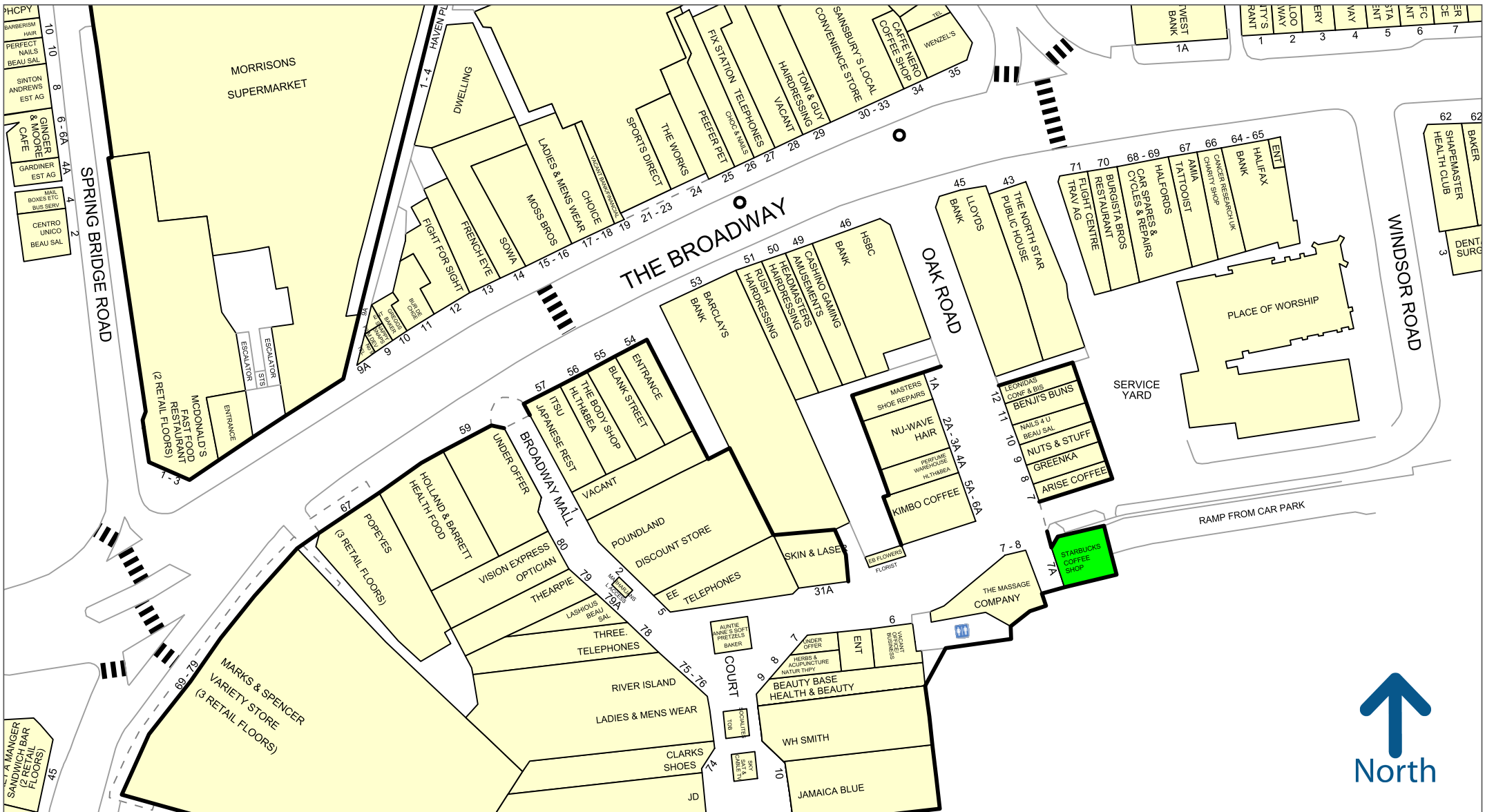
**Nicole de Blaquièrè** 07789 478916  
[nicole.deblaquiere@greenpartners.co.uk](mailto:nicole.deblaquiere@greenpartners.co.uk)

**Adam Bindman** 07825 442413  
[adam.bindman@greenpartners.co.uk](mailto:adam.bindman@greenpartners.co.uk)

**Mike Willoughby** 07810 480291  
[mike.willoughby@greenpartners.co.uk](mailto:mike.willoughby@greenpartners.co.uk)

Or, **Cushman & Wakefield**, contacting:

**Matthew Englender** 020 7152 5979  
[matthew.englender@cushwake.com](mailto:matthew.englender@cushwake.com)



50 metres

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