



## 43 Bond Street, Ealing W5 5AS



### Area

Ground floor 568 sq ft



### Location

Prominent position



### Rent

£37,500 per annum  
exclusive



### Basement

Sales area 613 sq ft



### Parking

Pay & Display parking in  
vicinity



### Tube

Ealing Broadway

## LOCATION

The property is situated on Bond Street close to the junction with High Street and The Green in a prominent position in the heart of Ealing Broadway.

The unit has excellent footfall immediately outside and is surrounded by multiple retailers, restaurants and takeaways. There is pay and display parking available in close proximity.

## DESCRIPTION

The premises are presented in good condition and benefit from Use Class E. The ground floor is approximately 568 sq ft with a staircase leading to a basement of approx 613 sq ft. There are WC facilities in the basement.

## TERMS

Available by way of a brand new Full Repairing & Insuring lease at a rent of £37,500 per annum exclusive on terms to be agreed.

## LEGAL COSTS

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

## ADMINISTRATIVE COSTS

Please note we make a reference/administration charge of £180 inclusive if VAT to tenants when an offer is agreed, subject to contract/references.

## RATES

Interested parties are encouraged to make their own enquiries with the Business Rates department at the London Borough of Ealing.

## EPC

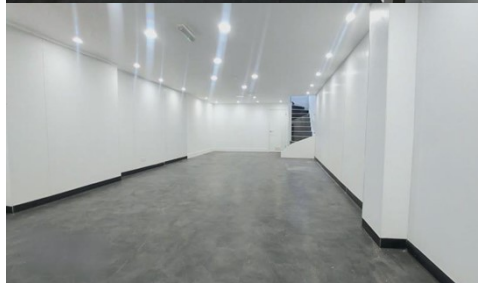
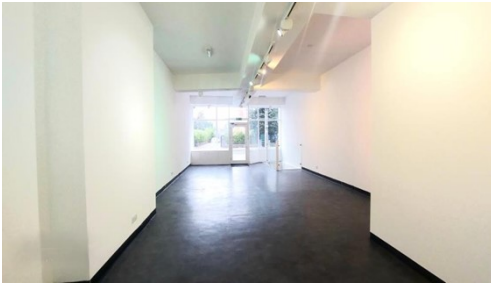
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