



14 Cuckoo Lane, Hanwell W7 3EY



Area

1361 sq ft over ground & first floor



Medical

Previously a medical clinic



Rent

£55,000 per annum



Location

Predominantly residential location



Parking

Private parking to rear



Train

Hanwell (Elizabeth Line)

LOCATION

The premises are sited on Cuckoo Lane and very close to the junction with Greenford Avenue.

Hanwell Station (Elizabeth Line) is a short walk away.

The immediate vicinity is predominantly residential however aside from Hanwell Town Centre - Greenford Broadway, West Ealing & Ealing Broadway are all nearby.

DESCRIPTION

Former medical practice suitable for a variety of uses subject to the necessary planning consents.

The premises are presented in excellent condition and benefit from a yard to the rear that has traditionally been used as parking but would lend itself to a garden/play area if required.

Approximately 1360 sq ft divided between ground and first floor.

TERMS

Available by way of a brand new Full Repairing & Insuring lease on terms to be agreed.

LEGAL COSTS

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

RATES

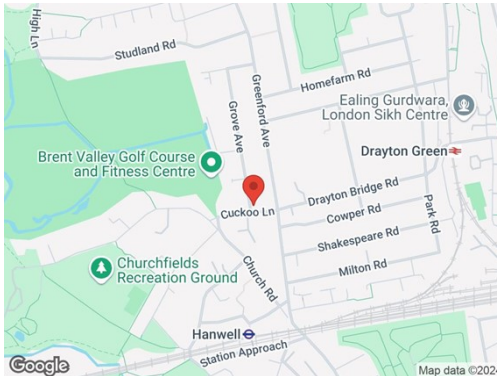
According to the Valuation Office, the Rateable Value is £26,750 per annum. Interested parties are encouraged to make their own enquiries with the London Borough of Ealing.

EPC

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For further information please contact:

hello@obre.co.uk



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