



## 302 Ruislip Road East, Greenford UB6 9BH



### Area

Ground 761 sq ft Mezzanine  
181 sq ft



### Rent

£25,000 per annum  
exclusive



### Location

Greenford Broadway  
opposite LIDL

## LOCATION

The property is situated in the heart of Greenford Broadway close to the junction of Ruislip Road East and Greenford Road. LIDL supermarket is directly opposite and aside from the numerous independent occupiers, Costa, Tesco Express, Leyland SDM, Merkur Slots and Barclays Bank are in the vicinity.

## DESCRIPTION

Benefitting from Use Class E, the ground floor comprises of approximately 761 sq ft with a mezzanine floor approximately 181 sq ft accessed from the front of the unit. WC to rear.

Suitable for a variety of uses subject to Landlords consent. There are pay by phone parking spaces in the slip road immediately outside.

## TERMS

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

## LEGAL COSTS

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

## RATES

According to the Valuation Office, the Rateable Value is £15,000 per annum exclusive. 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:

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