

# TO LET



# 302 Ruislip Road East, Greenford UB6 9BH



# Area

Ground 761 sq ft Mezzanine 181 sq ft



## Location

**Greenford Broadway** opposite LIDL



## Rent

£25,000 per annum exclusive

London office: 020 8534 0008 www.obre.co.uk

Maidenhead office: 01628 334154

#### **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 Repairning & 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.

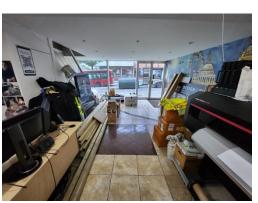
#### **EPC**

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For further information please contact: hello@obre.co.uk



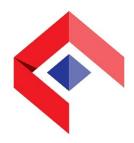












# O'Brien Real Estate - Commercial Property Surveyors

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