

## **TO LET**

23 High Street, Ealing, London, W5 5DB

1,990 sq ft

Ealing based pre-let retail opportunity

**READY FOR OCCUPATION IN OCTOBER 2024** 



# Description

Pre-let retail/Class E unit on Ealing High Street.

This is an ideal opportunity to secure a commercial/retail presence in Ealing High Street. The unit forms part of a new mixed use development - offering residential units above the ground floor and basement commercial unit.

The commercial unit offers a total of 1,990 square feet - divided as 1,646 square feet on the ground floor and also 344 square feet of basement storage space. With three metre ground floor ceiling height, the unit will be ready for fit out/occupation in October 2024. Nearby occupiers include Planet Organic, Turtle Bay and Wagamama.

A new lease will be available direct from the Landlord. All tenancies will be subject to a three month rent deposit and rent paid quarterly in advance.

# Location

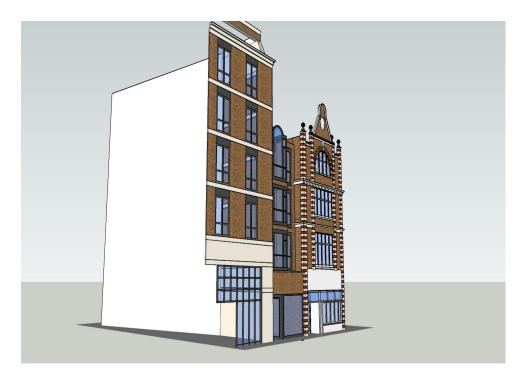
The unit is located in a busy location on High Street, Ealing, close to Ealing Green. A range of national brands/occupiers are all in close proximity.

Ealing Broadway Station is within ten minutes' walk.

# Key points

- 1,646 square feet on ground floor plus 344 square feet basement storage
- New Class E commercial unit
- Ideal for a range of occupiers
- Prominent retail/commercial location

- New lease rental of £100,000 per annum
- Available October 2024
- Three metre ceiling height
- Ten minutes' walk from Ealing Station





## 23 High Street, Ealing, London, W5 5DB

## stirlingackroyd.com



## Accommodation

Name	sq ft	sq m	Availability
Ground	1,646.88	153	Coming Soon
Basement	344.44	32	Coming Soon
Unit - Storage	86.11	8	Coming Soon

# Viewing & Further Information



Iftakhar Khan 020 3967 0103 ikhan@stirlingackroyd.com

## Rents, Rates & Charges

Lease	New Lease
Rent	£100,000.00 per annum
Rates	On application
Service Charge	On application
VAT	Applicable
EPC	D (98)

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition: and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 22/04/2024

#### 23 High Street, Ealing, London, W5 5DB

## stirlingackroyd.com