

# 113 – 117 GUNNERSBURY AVENUE SOUTH ACTON | LONDON | W5 4LR

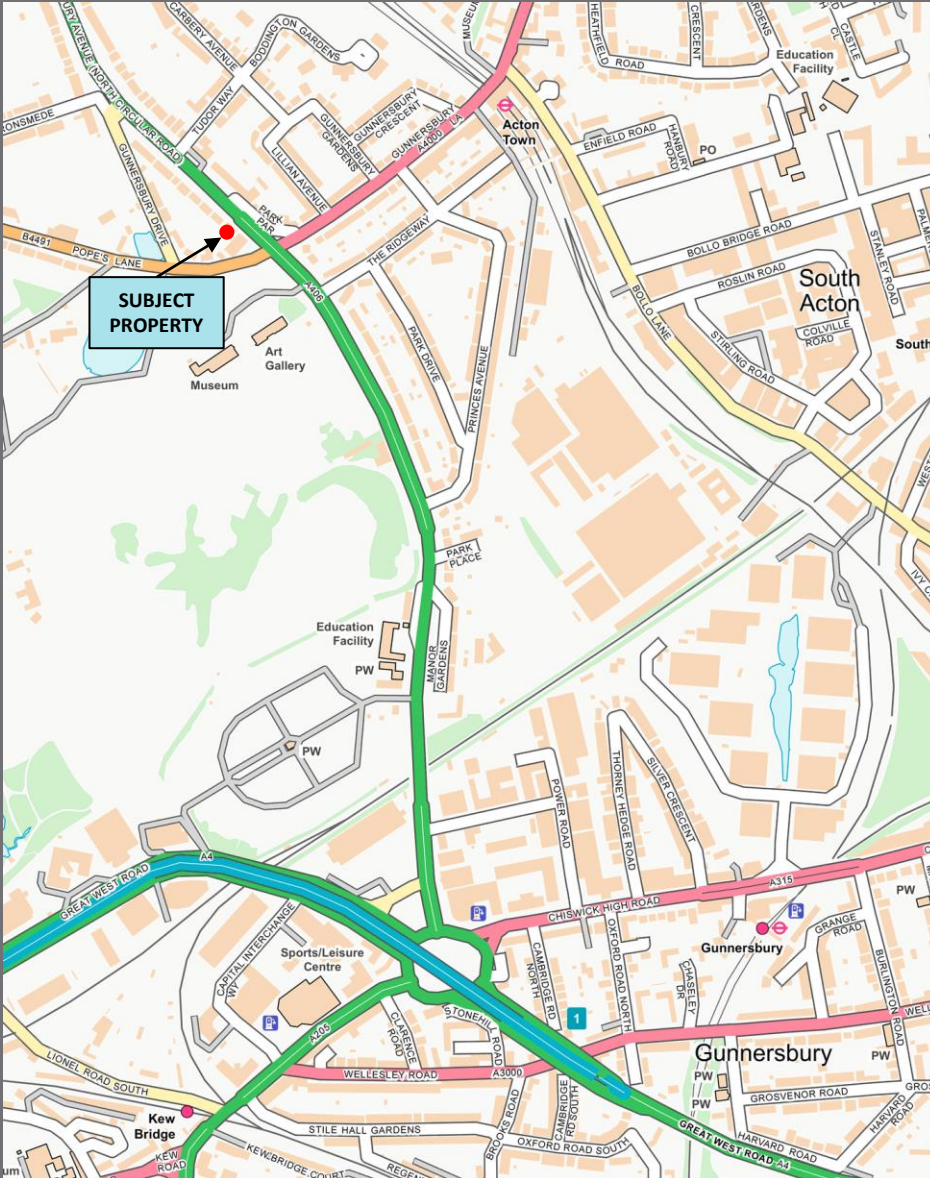
TO LET



AVAILABLE  
IMMEDIATELY

- Prominent London Retail Showroom with associated car parking.
- 418.7 sq m (4,507 sq ft)
- Busy roadside position with approximately 30,900 daily vehicle movements (DfT)
- Open A1 planning consent

# 113 – 117 GUNNERSBURY AVENUE | SOUTH ACTON | LONDON | W5 4LR



## LOCATION

The subject property occupies an extremely prominent and busy roadside position off North Circular Road (A406) at its junction with Gunnersbury Lane in the London Borough of Ealing.

The property is highly accessible both to vehicles and pedestrians, being located approximately 0.7 miles north of Chiswick Roundabout which links to Chiswick High Road, South Circular Road and Junction 1 of the M4. Western Avenue (A40) is only 2.5 miles to the north via the A406.

Acton Town Underground Station is situated within walking distance via Gunnersbury Lane, an established retail thoroughfare which leads to Acton High Street.

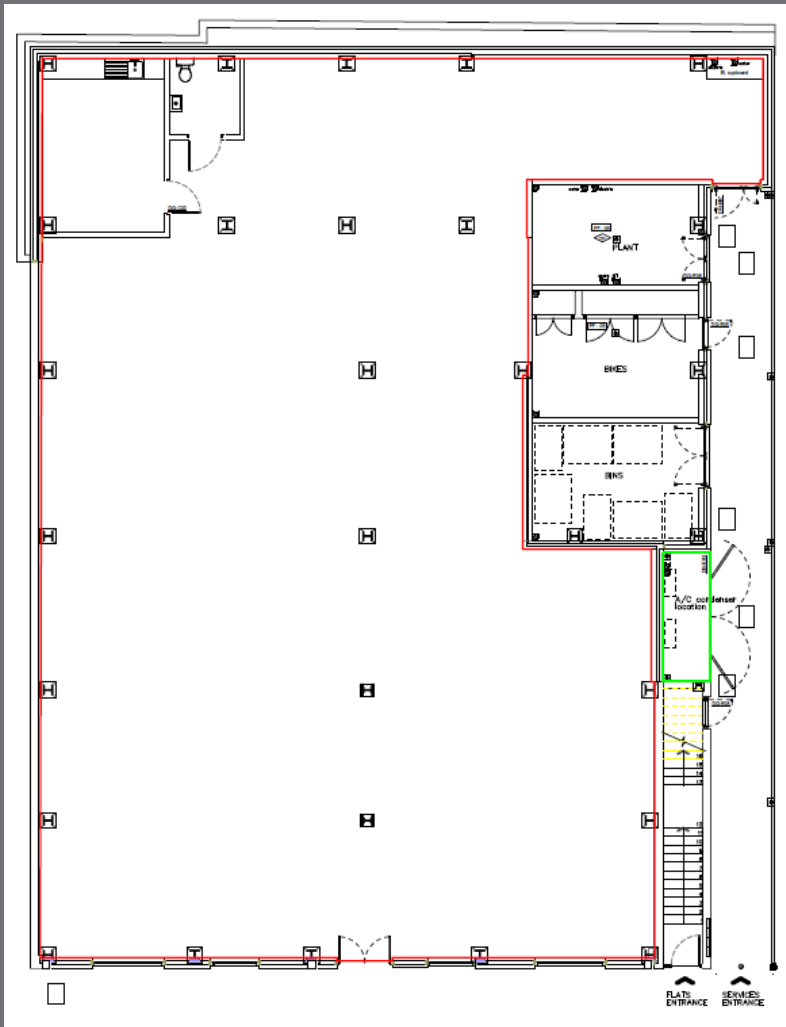
## DESCRIPTION

The property comprises a prominent roadside retail unit with dedicated car parking for approximately 6 vehicles. The unit is of a regular configuration and provides for a retail showroom fronting Gunnersbury Avenue, with staff accommodation and ancillary storage to the rear. The unit is serviced from the front forecourt, via a gated service corridor to the side elevation.

## PLANNING

We understand that the current planning consent provides for use of the premises within Class A1 of the Town & Country Planning (Use Classes) Order 1987.

Interested parties should make their own enquiries with Ealing Council.



#### TENURE

The property is held by way of a 15 year lease contracted within the security of tenure provisions of the Landlord & Tenant Act 1954, expiring May 2033. The passing rent of £95,000 per annum exclusive is subject to five yearly, upwards only open market rent reviews.

Premium offers are sought for our client's leasehold interest.

#### RATING

The property is currently in the process of being reassessed following the completion of works.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available at: [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

#### ENERGY PERFORMANCE

Energy Performance Asset Rating - C

#### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

#### VIEWING

Viewing to be undertaken strictly through prior arrangement with the sole agent, contact details below:

**JOSH TYLER**

**CURSON SOWERBY PARTNERS**

**0207 199 2971**

**josh@cspretail.com**

#### ACCOMMODATION

The property comprises the following approximate gross internal floor areas:

	Sq m	Sq ft
GROUND FLOOR	418.7	4,507

#### Misrepresentation Act

These particulars do not constitute part of an offer or contract. They are intended as a guide to prospective purchasers or lessees. All plans and digital visualisations are published for convenience of identification only and although believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.