

DOUBLE FRONTED RETAIL UNIT TO LET

ALPERTON

Units 11 & 12 Atlip Centre, 197 Ealing Road, HA0 4LW

**brasier
freeth**
CHARTERED SURVEYORS



- Opposite Alperton Tube Station
- Available immediately
- Customer car park to the rear

| Location

The subject property occupies a prominent location fronting Ealing Road and forming part of the Atlip Centre situated opposite Alperton Tube Station. Within the Atlip Centre occupiers include **The Gym Group, Sivashakhti Cash & Carry, Eva's Hair & Beauty, Ace Supplements** and **The Clay Oven** restaurant.

| Description

The property comprises a double fronted ground floor unit fronting the Atlip Centre, comprising sales and office/ancillary space.

| Accommodation

The property has the following approximate dimensions and floor areas:-

Internal Width	13.00 m	42 ft 8 ins
Internal Depth	11.60 m	38 ft 1 ins
Ground Floor Sales	100.36 sq m	1,080 sq ft
Ground Floor Office / Ancillary	25.92 sq m	279 sq ft
Total	126.28 sq m	1,359 sq ft

| Tenure

The premises are available by way of a new effectively FRI lease on terms to be agreed.

| Rent

Rent on application.

| Service Charge

The current estimated service charge is £6,432 per annum exclusive plus VAT (if applicable).

| EPC

EPC has been commissioned and is awaited.

| Rates

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £14,500.

For rates payable for year to 31 March 2020 please refer to the Local Charging Authority, Brent Council – 020 8937 1234.

| Legal Costs

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

WAT002554

VIEWING | Strictly by appointment through this office with:

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These particulars are intended as a guide and must not be relied upon as statements of fact and they are expressly excluded from any contract. All prices/rents quoted exclusive of VAT which may be payable. Regulated by RICS.

