



TO LET

A1 / A2 Retail Shop
545 SQ FT (50.63 SQ M)

**95 Greenford Avenue, Hanwell,
London W7 1HA**

- High Footfall Location
- Previously let to Betfred
- Vacant Lock-up Retail Unit
- A1/A2 Use



2013
Property Awards
FINALIST

LOCATION

Hanwell is located in the London Borough of Ealing in West London. It lies some 10.5 miles west of Central London and benefits from excellent transport communications being some 2.5 miles north-west of Junction 2 of the M4 Motorway which in turn links to Junction 15 of the M25 Motorway some 8 miles west. Hanwell Railway Station lies some 1.2 miles west of the property and Southall Railway Station lies some 1.5 miles north, both stations provide rapid services to London Paddington.

Boston Manor Underground Station lies some 2 miles south of the property which is serviced by the Piccadilly Line. The area also benefits from a number of bus routes connecting Hanwell to Greater London. The subject premises are situated on a busy retail parade located within an affluent residential area.



SAT NAV REF: **W7 1HA**

DESCRIPTION

The premises comprise a lock-up ground floor retail unit benefiting from a clear open-plan layout. The retail unit was previously let to Betfred.

AMENITIES

- Good public transport links
- Previously let to Betfred
- New lease available
- A1/A2 use
- Prominent high footfall area
- WC
- Electric
- Available immediately

ACCOMMODATION

| Area | Sq Ft | Sq M |
|--------------|------------|--------------|
| Sales Area | 500 | 46.45 |
| Storage | 45 | 4.18 |
| TOTAL | 545 | 50.63 |

All measurements are based on an approximate gross internal area

TENURE

Leasehold

PRICING

| Rent per Annum |
|----------------|
| £20,000 |

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment with sole agents.

For further information or to arrange a viewing please contact.

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