



## AVAILABLE - TO LET

### 5 Greenford Avenue, London W7 1LD

Takeaway premises (Sui generis use) with front forecourt and rear garden

441sq ft (41 sq m)

£22,000 pax

All enquiries to

0203 576 3331

[Assemblycre.co.uk](http://Assemblycre.co.uk)

Assembly.

Commercial Real Estate



# 5 Greenford Avenue, London W7 1LD

Takeaway premises (Sui generis use)



## Location

The property is located on Greenford Avenue in Hanwell. Well positioned in close proximity to Hanwell Station which is approximately 100 metres away.

The local area is predominately residential, with commercial properties interspersed along Greenford Avenue.

## Description

The unit is arranged over ground floor only and has the benefit of a demised front forecourt, as well as a rear garden.

The unit is in a part shell condition, with services capped, except for a water boiler that is installed in the unit. There is currently no extraction installed.

## Rent

£22,000 per annum exclusive

**Business rates** No rates payable

**Building type** We understand that the property has Sui Generis use, though all interested parties are advised to check this with the local authority

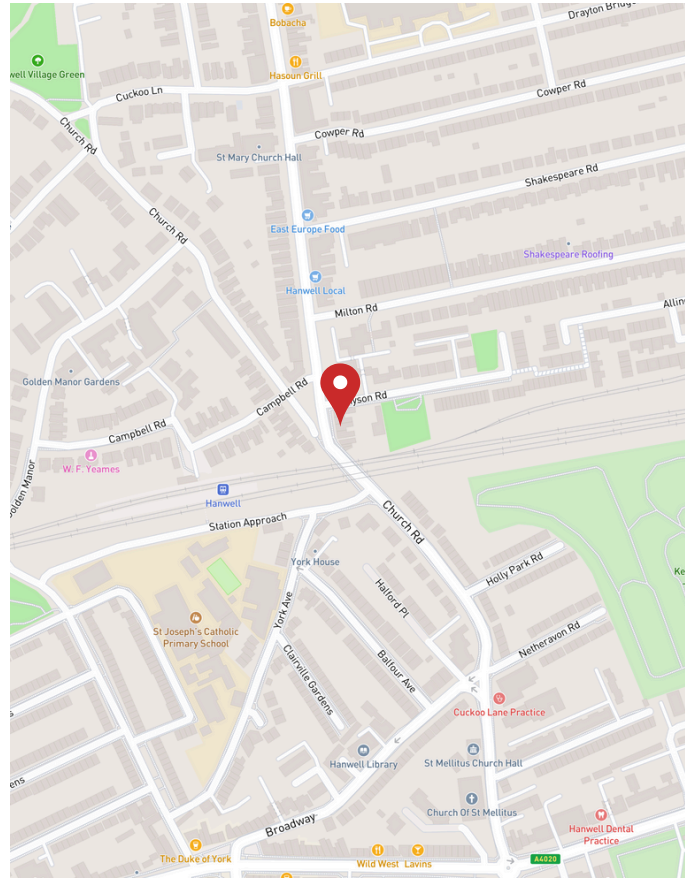
**VAT** The premises are not elected for vat

**EPC Rating D-93**

**Buildings Insurance** Circa £1,100 per annum

**Lease details** A new FRI lease direct from the owner

**Size** 441 sq ft (41 sq m)



## Contact us

**Assembly CRE**

020 3576 3331

[www.assemblycre.co.uk](http://www.assemblycre.co.uk)

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