



# To let

Retail Unit  
Shop 3, Gunnersbury Lane  
Acton Town Station



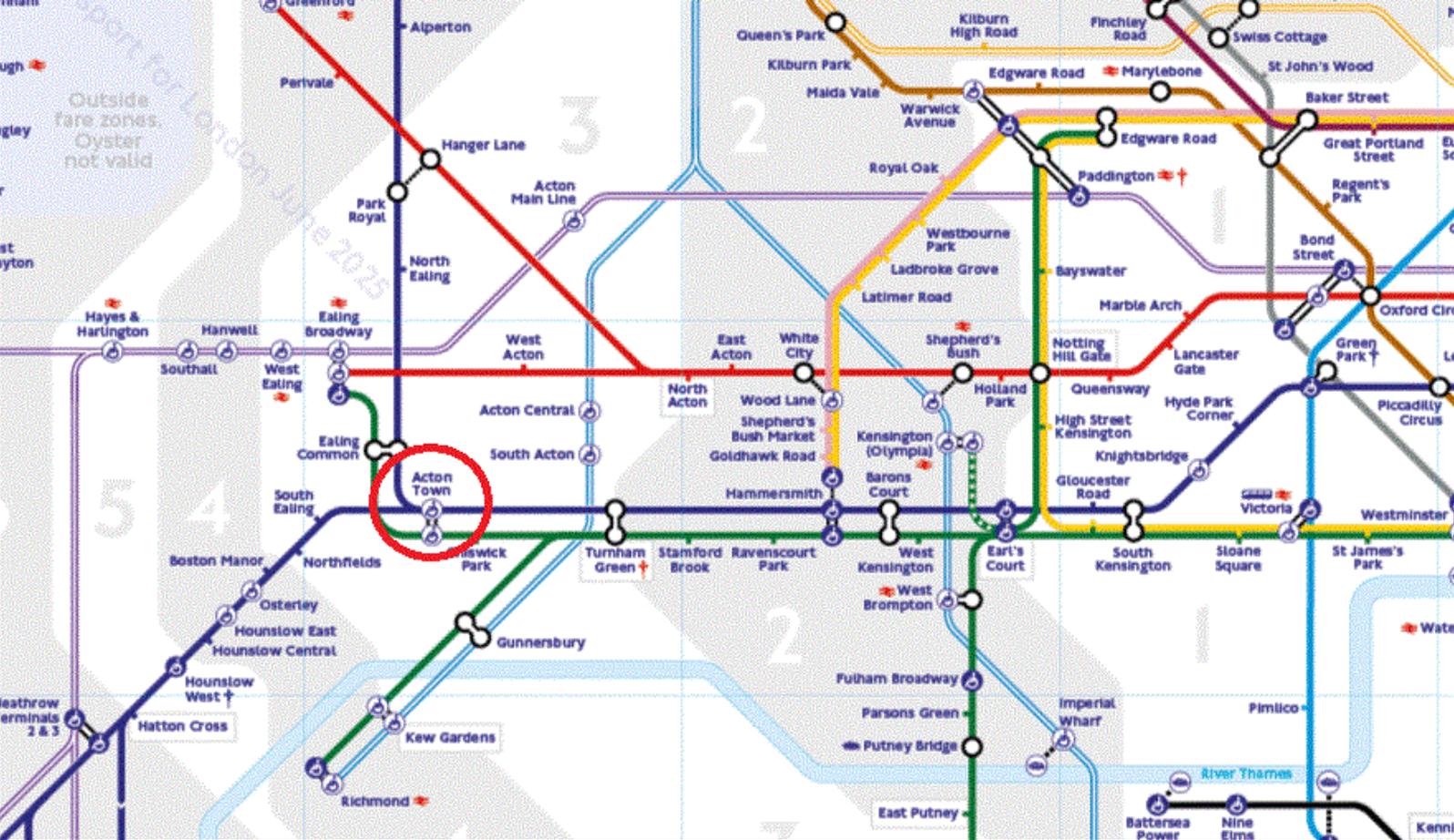
Acton Town is a London Underground station located in the south-west of Acton, within the London Borough of Ealing. The station serves the District and Piccadilly lines. On the district line, Acton Town lies between Chiswick Park and Ealing Common stations. On the Piccadilly line, it is situated between Hammersmith and Ealing Common, with Turnham Green additionally served during early mornings and late evenings. The Unit is positioned at main entrance of the station.

## Zone 3

London Underground station

## 5.06 million

Annual Station Footfall



**Description:**

The unit is positioned at the entrance of the station on Gunnersbury Lane, benefiting from exposure from Gunnersbury Lane and a return frontage into the station.

**Unit Size:**

248 sq ft // 23.03 sq m

**Services:**

Power, Water and Drainage

**Usage:**

Retail – Planning E consent

Acton Town Station is a Grade II Listed Building

**Lease:**

5-year lease, contracted outside the Landlord & Tenant Act. Service charge payable.

**Rent:**

The rent payable to be £18,000 base rent or an agreed percentage of gross turnover, whichever is the higher, and will be net of VAT and exclusive of rates.

**Rent Review:**

Annual rent reviews adjusted in line with the Retail Price Index (RPI) will be applicable.

**Rates:**

The Rateable Value of the property is £12,750.

**Legal Costs:**

Each party is to be responsible for their own legal costs.

**ALL ENQUIRIES:**

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