



To let

Retail Unit
Shop 1, 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 the junction of Gunnersbury Lane and Bollo Lane.

Zone 3

London Underground station

5.06 million

Annual Station Footfall



Description:

The Unit is arranged over ground floor and has a unique curved frontage, creating excellent visibility from the busy junction. The shop occupies a very prominent position at the Bollo Lane exit of the station on the junction of Gunnersbury Lane and Bollo Lane.

Unit Size:

444 sq ft // 32.52 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. Annual RPI uplift +1% for the rent review applicable. Service charge payable.

Rent:

The rent payable to be £27,000 base rent or an agreed percentage of gross turnover, whichever is the higher, and will be net of VAT and exclusive of rates.

Rates:

The Rateable Value of the property is £11,500.

Legal Costs:

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

ALL ENQUIRIES:

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