

# TO LET

71 SQ. M (765 SQ. FT) APPROX.

12 PARK PARADE, GUNNERSBURY AVENUE, LONDON W3 9BD

**SNELLER**  
COMMERCIAL

CHARTERED SURVEYORS



**Sneller Commercial**  
**Bridge House**  
**74 Broad Street**  
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## LOCATION

The property is prominently located in a busy retail parade on the northern side of Gunnersbury Avenue at the junction with Gunnersbury Lane.

Acton Town Underground Station is within 0.2 miles, while Ealing Broadway Station is 1.3 miles away approximately.

Other traders in the area include Pets At Home and a wide selection of independent café's and store's.

## DESCRIPTION

The property comprises a mid terrace retail unit fronting Gunnersbury Avenue.

This former Bank comprises an open plan office/retail area, secure vault and additional storage area, Further benefits include a suspended ceiling, recessed lighting, kitchen area and WC.

## ACCOMMODATION

The property has an approximate total net internal floor area of

Ground Floor 71 sq. m (765 sq. ft)



## TENURE

Available on a new lease for a term by arrangement.

## QUOTING RENT

£24,500 per annum

## BUSINESS RATES

2017 Rateable Value: £15,500

2023 Rateable Value: £15,500

Tenants may qualify for 100% business rates relief and for confirmation, please contact the business rates department of the London Borough of Ealing.

## ENERGY PERFORMANCE RATING

Energy Rating: D90

A copy of the certificate is available on request.

## VIEWING

Strictly by appointment through Sole Agents.

Antony Rapley  
Sneller Commercial  
020 8977 2204  
antony@snellers.com

**\* SALES \* LETTINGS \* PROPERTY MANAGEMENT \* RENT REVIEWS \* LEASE RENEWALS \* ACQUISITIONS \* BUILDING SURVEYS \* PROPERTY INVESTMENTS**

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