

# PRIME SHOP LEASE AVAILABLE

48 THE MALL, LONDON, W5 3TJ



## LOCATION

Ealing is a very affluent suburb of London due West of the city centre. It is densely populated and is very well connected by the Central, District and Elizabeth underground lines, main line railways and major bus routes.

The property occupies a prominent location in a popular parade of shops in the east of the town centre just minutes from the station and the Ealing Broadway Shopping Centre. The immediate area comprises a typical mix of High Street retailers, estate agents and food and beverage operators

## DESCRIPTION

The property comprises a ground floor unit previously trading as a bank branch with office areas, meetings rooms and staff kitchen/ prep area, all of which could become cleared retail space.

## ACCOMMODATION

Ground Floor                      95.55 sq m                      (1,028 sq ft)

## TERMS

The property is available to let on a new lease, for a term to be agreed.

## RENT

An initial rent of £39,500 per annum.

## RATES

Rateable Value (April 2026)	£17,500
Rates Payable (2026/2027)	£6,685

Prospective tenants should verify this directly with the Local Authority.

## EPC

The premises have an EPC rating of **C64**. A certificate and recommendations are available on request.

## COSTS

Each party to be responsible for their own legal and professional costs.

## VAT

All figures quoted within these terms are exclusive of VAT where chargeable.

## VIEWINGS

Strictly by prior appointment through:

**James Burt**

M: 07730 671 229

E: [jburt@bklprop.co.uk](mailto:jburt@bklprop.co.uk)

*Under Anti Money Laundering Regulations we are obliged by HMRC to verify the identity and ultimate beneficial owner of the purchaser / tenant once a sale / letting has been agreed. We will therefore require certain documents and these will be confirmed.*

48 THE MALL, LONDON, W5 3TJ

