

## **ALPERTON**

### UNIT 2, LIBERTY WHARF 154 MOUNT PLEASANT, HA0 IUE

### **COMMERCIAL UNIT TO LET**

SUITABLE FOR RETAIL, OFFICE OR LEISURE USES

NEW MIXED USE DEVELOPMENT BESIDE THE GRAND UNION CANAL



#### **LOCATION**

Alperton is situated in the London Borough of Brent, between Wembley and Ealing. Alperton has been designated as a Housing Zone by the Major of London and this thriving suburb continues to grow with numerous new residential schemes currently under construction.

The premises are part of a new mixed use development beside The Grand Union Canal and five minutes walk from Alperton Station and Ealing Road. The development comprises 105 residential apartments and two commercial units. Unit 1 is currently under offer.

#### **ACCOMODATION**

The premises are arranged over ground floor only offering the following approximate net internal floor area:-

Ground Floor - 108.69 m<sup>2</sup> 1,170 sq ft

N.B. The premises are currently in a shell condition with capped off services. Shop front glazing and entrance door have already been installed.

#### **LEASE**

Available to let by way of a new effectively full repairing and insuring lease for a term to be agreed.

#### **RENT**

Rent Upon Application.



#### **SERVICE CHARGE**

Annual service charge liability available upon request.

#### **TIMING**

Available immediately.

#### **EPC**

Available upon request.

#### **BUSINESS RATES**

The Rateable Value (2020/21) is to be assessed. Interested parties are advised to make their own enquiries with the Local Authority. (Business rates payable are subject to a 12 month holiday period for eligible businesses from 1st April 2020. Phased transitional relief on business rates is also potentially available thereafter).

#### **COSTS**

Each party is to be responsible for their own legal and surveyors costs incurred in the transaction.

#### **VIEWING**

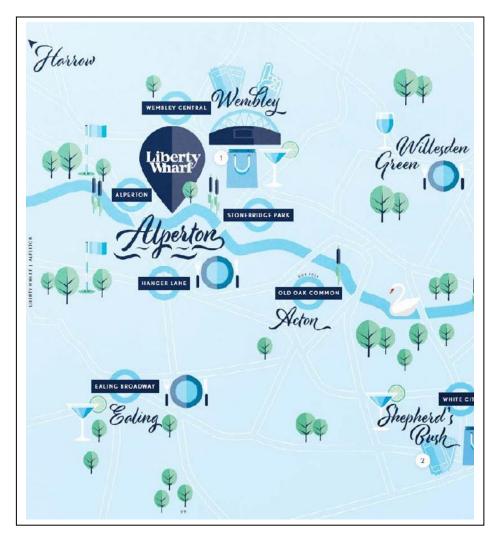
Viewings can only be carried out by contacting:-

Jonathan Daniels 07775 948 774 jonathan@jmdcommercial.co.uk

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