

UNIT 2, LIBERTY WHARF 154 MOUNT PLEASANT, HA0 1UE

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 Mayor 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 ²	1,170 sq ft
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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

ALPERTON

