

SHOP LEASE FOR DISPOSAL



16-18 HANGAR GREEN | LONDON | W5 3EL



**4,803 SQ FT GROUND FLOOR
RETAIL UNIT**

HIGHLIGHTS

- Located immediately adjacent to Park Royal underground station.
- Suitable for a range of uses (Subject to Planning).
- Double frontage onto the A40 with c. 65,000 daily vehicle movements.
- In close proximity to Royale Leisure Park and The West 5 Centre.
- Dedicated off street car parking spaces, as well on street parking available.



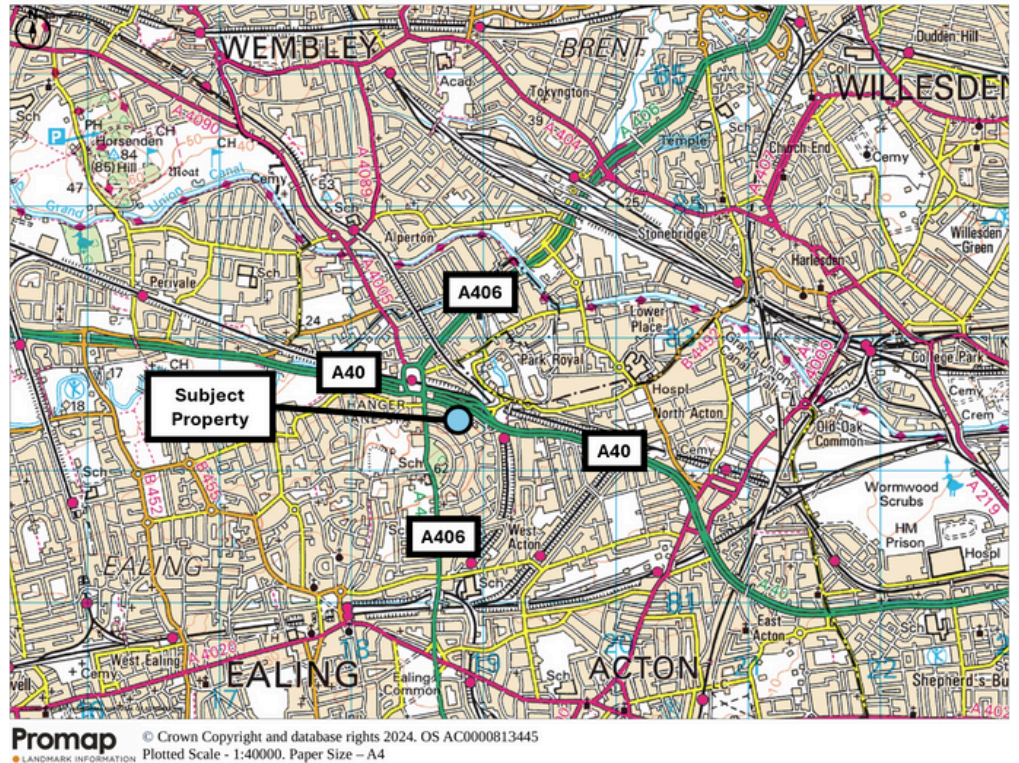
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**CURSON
SOWERBY**
PARTNERS LLP

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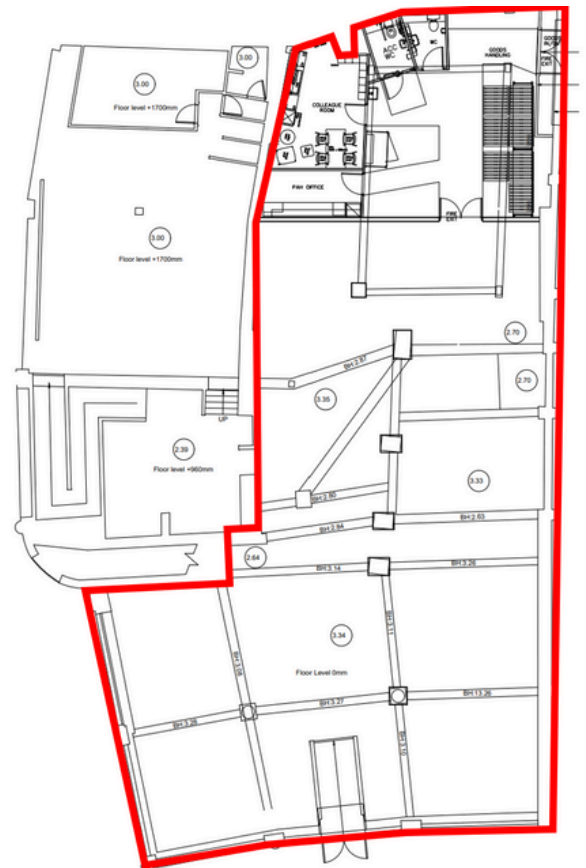


LOCATION

The subject property is strategically located adjacent to Park Royal underground station with the Piccadilly Line connecting the north and west of London.

To the east lies Royale Leisure Park, which key tenants' include: Odeon, Tenpin, PureGym, Five Guys, KFC and Burger King. There is further retail warehousing provision in close proximity at The West 5 Centre, with a 58,000 sq ft B&Q as well as Wren Kitchens. Other nearby occupiers include Tesla, Topps Tiles and Screwfix.

The North Circular and A40 converge 0.5 miles east of the subject property, which provides an immediate traffic flow of c. 65,000 on the A40 as well as easy access to north western London boroughs.



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DESCRIPTION

This double-fronted property faces onto Hangar Green, with prominence onto the A40. It benefits from dedicated customer car parking spaces, as well as a rear, off-street loading bay.

ACCOMMODATION

The property, subject to internal subdivision, comprises the following approximate gross internal floor areas:

| | SQ M | SQ FT |
|---------------------|--------|-------|
| GROUND FLOOR | 446.21 | 4,803 |

TENURE

The unit is offered by way of an assignment or sub-let of an existing lease (terms are available upon request).

PLANNING

Suitable for a range of uses (Subject to Planning).

RATING

Interested parties are advised to make their own enquiries to the local authority.

Further information is also available at: www.gov.uk/calculate-your-business-rates.

ENERGY PERFORMANCE

Energy Performance Asset Rating to be confirmed.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

VIEWING

Viewing to be undertaken strictly through prior arrangement with the agent, contact details below:

GEORGE JUDD

M: 07394 587 477

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LUKE SOWERBY

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Misrepresentation Act

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