



## 6 Bollo Bridge Road

London, W3 8AT

### Ground floor retail unit to let

**940 sq ft**

(87.33 sq m)

- Use Class E
- Open plan layout
- W/C facilities
- Prominent retail position
- Flexible terms available
- South Acton Station (0.3 miles)  
and Acton Town Station (0.8 miles)

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## Summary

Available Size	940 sq ft
Rent	£25,000 per annum
Rates Payable	£2,395.20 per annum
Rateable Value	£4,800
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	940	87.33	Available
<b>Total</b>	<b>940</b>	<b>87.33</b>	

## Description

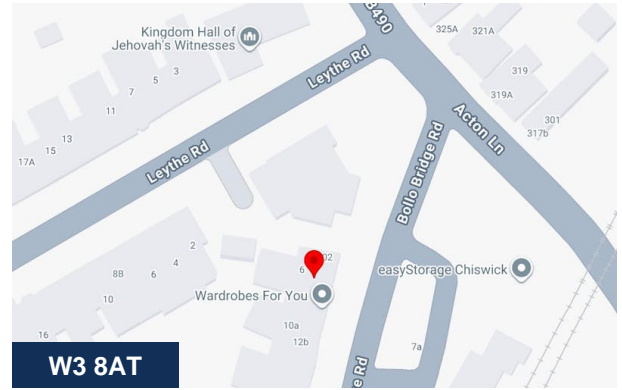
The premises comprises a small self-contained ground floor retail unit of approximately 940sqft on Bollo Bridge Road. The unit has an open plan layout with additional storage and a W/C to the rear. The unit also benefits from a small courtyard at the back of the property. The client is willing to 'white box' the premises prior to tenancy. Ideal for an office occupier or general retail use.

## Location

The unit is located on Bollo Bridge Road at the end of a residential parade. Located in the heart of Acton between the Acton Central and South Acton Overground Stations and only 0.8 miles from Acton Town Underground Station.

## Terms

The ground floor retail unit is available by way of a new lease for a term by arrangement.



## Viewing & Further Information



### George Moriarty

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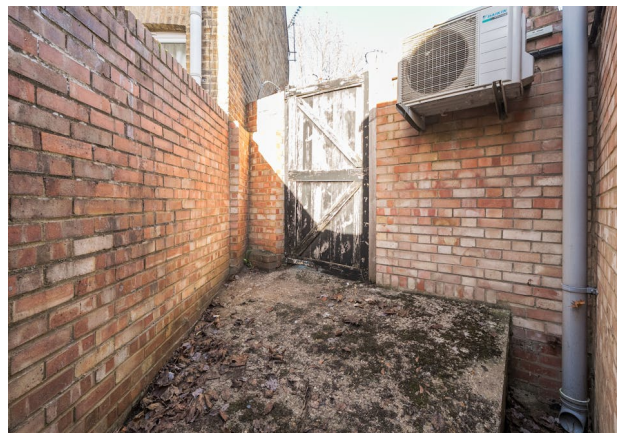
### Tom O'Malley

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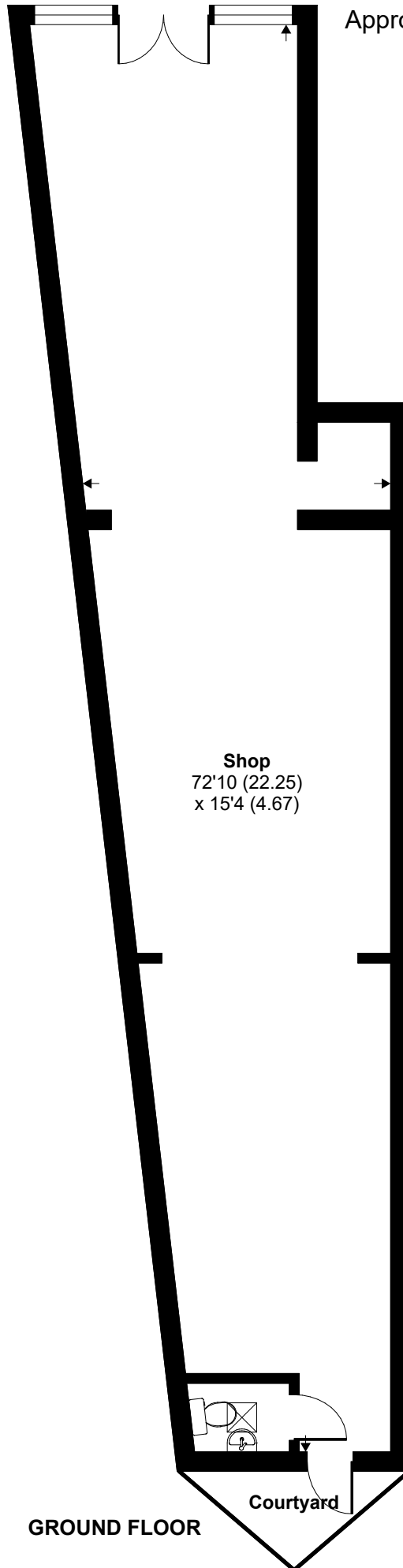
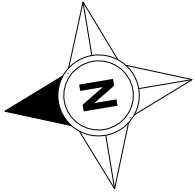




# Bollo Bridge Road, London, W3

Approximate Area = 940 sq ft / 87.3 sq m

For identification only - Not to scale



GROUND FLOOR

