98 Churchfield Road

Opportunity to Lease and Operate a Community, Creative and Enterprise Space

Open Call Prospectus

Deadline for Expressions of Interest: 26 November 2026

London Borough of Ealing

Good for Ealing

The Opportunity

Welcome

Ealing Council is seeking expressions of interest from organisations interested in taking on a 2-year lease for 98 Churchfield Road, Acton.

The property presents an exciting opportunity to create a vibrant and sustainable space that supports local enterprise, creativity, community activity and economic growth.

We are looking for organisations with a clear vision for how the space could be used to create positive local impact while delivering a viable and sustainable operating model.

We welcome proposals from a range of organisations, including:

- Social enterprises
- Community organisations
- Creative and cultural organisations
- Workspace operators
- Business support providers
- Partnerships and consortia
- Other organisations capable of delivering the objectives outlined in this prospectus

Key Facts

- ✅ Flexible leasing arrangements considered
- ✅ Prominent Churchfield Road location
- ✅ Ground floor retail space plus basement
- ✅ Potential business rates relief
- ✅ Opportunity to support local enterprise and creativity
- ✅ Flexible operating models welcomed

The location

A Thriving High Street

Churchfield Road, located within **Acton Town Centre**, is one of Acton's most distinctive high streets, known for its mix of independent retailers, cafés, restaurants, creative businesses and community organisations.

With excellent transport links, including:

- 15-minute walk to **Acton Central Station**
- 15-minute walk to **Acton Main Line Station (Elizabeth Line)**
- 20-minute walk to **Acton Town Station**
- Served by seven bus routes: **70, 207, 218, 266, 440, E3 and SL8**

The area attracts residents, visitors, entrepreneurs and creatives from across West London.

The high street continues to evolve as a hub for independent business, culture and community activity, making it an ideal location for innovative ideas and enterprise-led projects.

98 Churchfield Road sits within this vibrant environment and offers an opportunity to contribute to the continued growth and vitality of the area.

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Churchfield Road: Home to Independent Businesses

Churchfield Road is home to a thriving community of independent businesses, with a diverse mix of cafés, food and drink businesses, creative enterprises, specialist retailers and services.

Examples include:

🧉 **Tea Darling**
Independent vintage tea room and café

🍽️ **Fed & Watered**
Independent restaurant and neighbourhood eatery

🍺 **A Pint of Hops**
Specialist craft beer retailer

🥕 **Basil & Tom's**
Family-run grocery and fresh produce business

✂️ **Studio Euphoria**
Independent hair and beauty business

🧵 **Magic Bobbin**
Clothing alterations and tailoring services

🌷 **Flower Collection UK**
Independent florist

🧉 **Miracles Café**
Independent local café

Alongside regular community events and the popular Your Acton Makers Market, these businesses contribute to Churchfield Road's reputation as one of West London's most distinctive and entrepreneurial high streets.

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The Property

About the space

98 Churchfield Road occupies a prominent position on one of Acton's most active high streets.

The unit has benefited from public investment to bring the space back into productive use and is now available for a new operator.

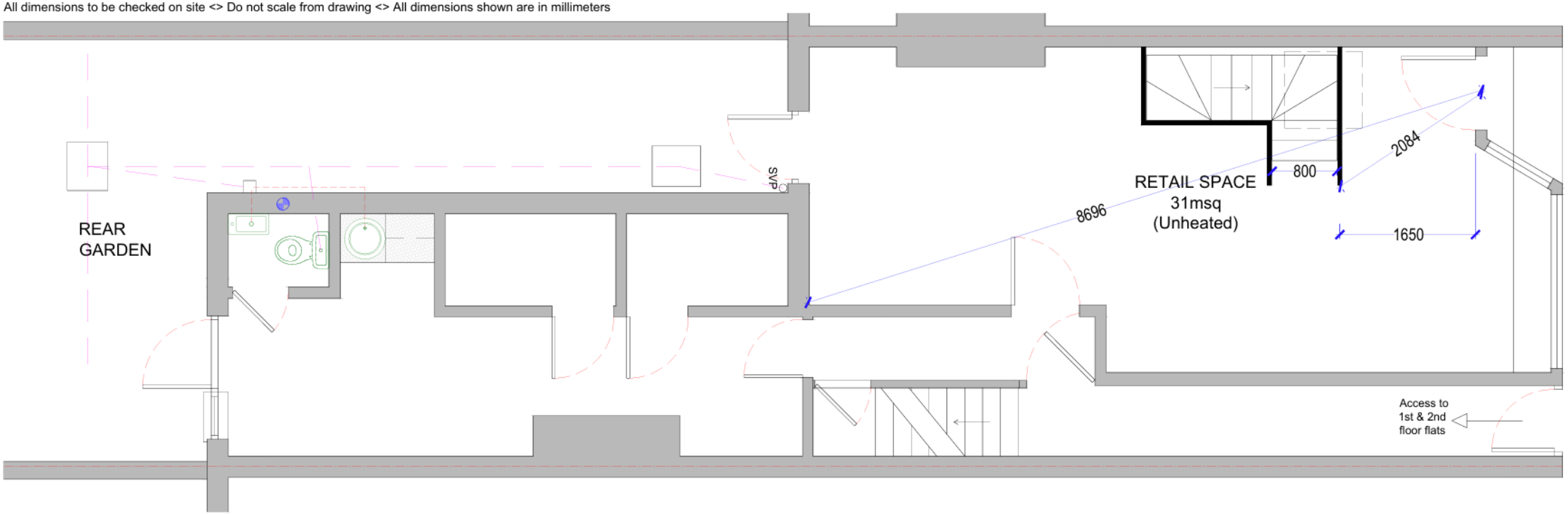
Property Information

Address: 98 Churchfield Road Acton W3

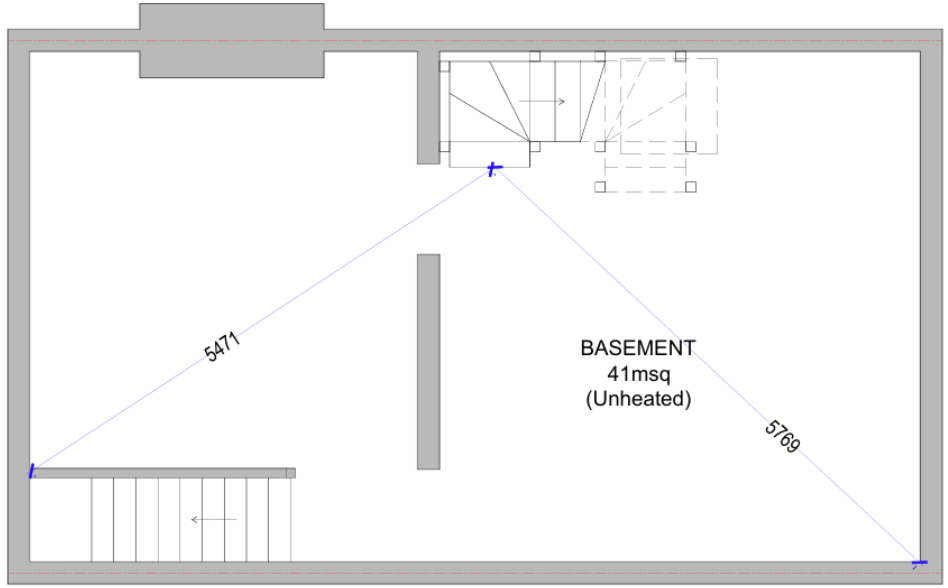
The property includes:

- Approximately 72m^2 of accommodation comprising:
    - Ground floor commercial space (31m^2)
    - Basement floor internal storage (41m^2)
- Ancillary facilities including WC and back-of-house accommodation
- Rear yard (approximately 25m^2)
- Shop frontage onto Churchfield Road
- Existing utility connections

All dimensions to be checked on site <> Do not scale from drawing <> All dimensions shown are in millimeters

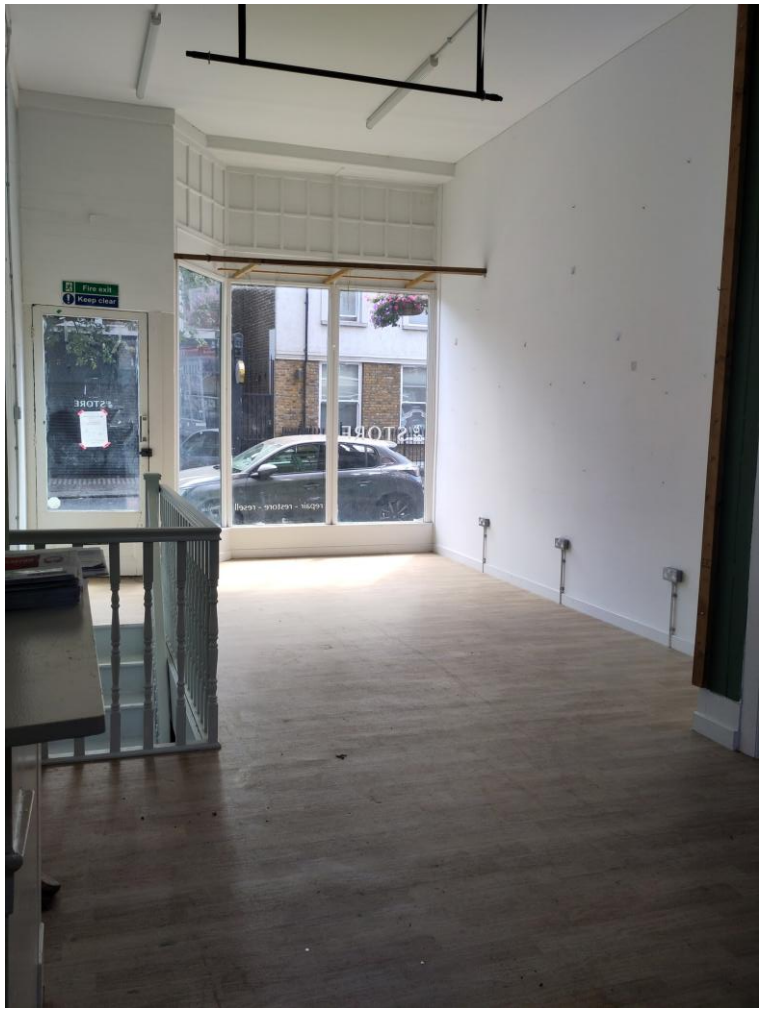


1 GROUND FLOOR PLAN

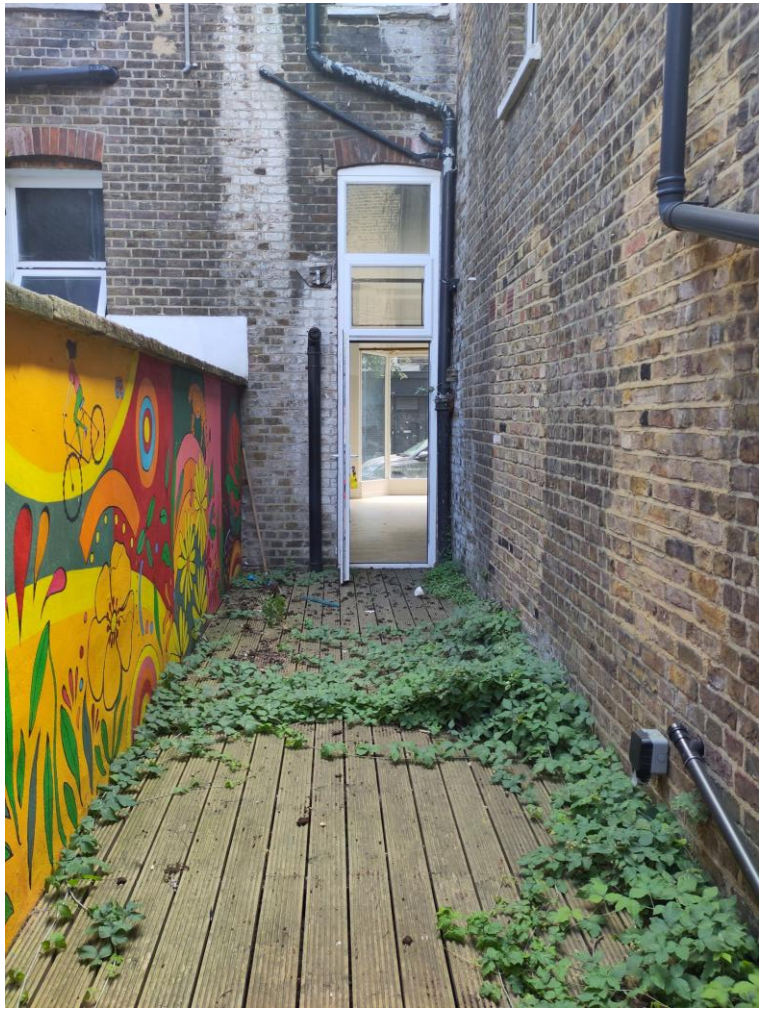


2 BASEMENT FLOOR PLAN

Internal and external photos



Rear yard area



Background

Why are we seeking proposals

98 Churchfield Road was refurbished in 2022, part of the Workspace for Business programme, funded through the New Homes Bonus Programme.

The original aim of the programme was to support local entrepreneurs, start-ups and small businesses through:

- Affordable workspace
- Enterprise support
- Test-trading opportunities
- Business growth activity

The Council is now seeking proposals that build upon these objectives while creating a sustainable future for the space.

The opportunity aligns with Ealing Council's Connected Communities vision, supporting local enterprise, community participation and stronger neighbourhood connections through the creation of a vibrant and accessible local space.

We recognise that successful enterprise support can take many forms and welcome innovative proposals that reflect local needs and opportunities.

As part of the original project objectives, the Council is seeking proposals that will provide opportunities for local entrepreneurs, start-ups, creatives and small businesses. A key outcome of the project will be supporting a minimum of 50 entrepreneurs, start-ups, creatives and/or small businesses over the proposed two-year lease period.

What we are looking for

Vision and Outcomes

We are seeking proposals that demonstrate how the space will contribute to local economic, social and community outcomes whilst providing a viable and sustainable operating model.

As part of the original programme objectives, applicants should demonstrate how their proposal will support **a minimum of 50 entrepreneurs, start-ups, creatives and/or small businesses over the proposed two-year lease period.**

Support may include (but is not limited to):

- Affordable workspace
- Test-trading opportunities
- Creative enterprise initiatives
- Retail incubation
- Exhibitions and maker programmes
- Business support and mentoring
- Training workshops
- Networking and enterprise events

We welcome innovative approaches and recognise that support can be delivered in a variety of ways.

The opportunity also supports wider Council priorities, including the ambitions of Ealing's Jobs & Skills Strategy and Economy After 6pm Strategy, which seek to promote inclusive economic growth, skills development and a vibrant local economy.

Key Objectives

Enterprise Support

Support entrepreneurship, small businesses and local economic activity.

Support a minimum of 50 entrepreneurs, start-ups, creatives and/or small businesses during the proposed two-year lease period.

Placemaking

Contribute to the continued vitality of Churchfield Road and the wider Acton area.

Community Benefit

Create opportunities that deliver positive local impact.

Creativity and Innovation

Encourage new ideas, cultural activity and enterprise.

Sustainability

Deliver a financially viable and sustainable operating model.

Social Value

Contribute to Ealing's wider regeneration, inclusion and economic development priorities, helping to strengthen connected communities through local engagement, partnership working and community benefit.

Viable Occupation

Bring the property into active and sustainable use through a deliverable operator model capable of occupying the space for the duration of the lease term.

Good Work

The successful operator will be required to become an accredited London Living Wage Employer within three months of lease commencement. Ealing Council will provide support through its London Living Wage programme and will cover the accreditation fee.

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Lease Opportunity

The Offer

The Council is seeking an organisation capable of taking on a lease and operating the property.

Occupation Terms
Applicants are invited to submit proposals setting out their proposed operating model and business plan.
The Council will consider a range of leasing arrangements that support delivery of the objectives outlined in this prospectus. Lease terms, including any rental arrangements, will be agreed with the successful applicant.

Operator Responsibilities
The successful operator will be responsible for:

- Legal fees associated with completion of the lease (approximately £4.5k)
- Surveyor fees (approximately £1.5k)
- Utility costs (estimated at £4k pa based on previous shop's use)
- Insurance
- Health and safety and compliance requirements (e.g. Fire Risk Assessments, legionella etc.)
- Repairs and maintenance obligations under the lease
- Commitment to become a London Living Wage accredited employer within three months of lease commencement

Business Rates
The property currently has a rateable value of £11,250.
Subject to occupier status and eligibility, Small Business Rates Relief may apply and applicants are encouraged to seek independent advice regarding their rates position.

Lease Term
The Council is seeking proposals for an initial lease period of up to two years.
Applicants should therefore submit proposals on the basis of a fixed-term opportunity of up to two years. There is no guarantee of occupation beyond this period and future arrangements for the property will be determined by the Council at the appropriate time.

What to submit

Expression of interest requirements

Applicants must submit:

1. Organisation Details

- Organisation name
- Contact details
- Legal structure
- Relevant experience

2. Proposal

- Proposed use of the space
- Intended beneficiaries
- Operational approach
- Anticipated outcomes
- How the proposal will support a minimum of 50 entrepreneurs, start-ups, creatives and/or small businesses over the proposed lease period
- Proposed approach to monitoring and reporting outputs

3. Financial Information

- Business model
- Financial sustainability
- Confirmation that the organisation can meet the costs associated with occupation and operation of the property.

4. Community and Social Value

- Community benefits
- Enterprise support activity
- Equality, diversity and inclusion considerations
- Approach to achieving London Living Wage accreditation
- Any support required from Ealing Council to maximise the impact of the proposal

All information requested above must be provided. Failure to provide the required information may result in the proposal not being assessed further.

How proposals will be assessed

The Council is seeking the proposal that offers the strongest balance of enterprise impact, community benefit, deliverability and financial sustainability.

Expressions of Interest will be assessed by officers from Ealing Council against the following criteria:

Strategic Fit
How well does the proposal align with the objectives of the Workspace for Business programme and the aspirations set out in this prospectus?

Deliverability
Does the applicant have the experience, capacity and resources required to successfully operate the space?

Enterprise and Community Impact
How effectively will the proposal support entrepreneurs, start-ups, creatives and/or small businesses and deliver wider community benefits?

Financial Sustainability
Is the proposed operating model viable and capable of sustaining the use of the space over the proposed lease period?

Social Value
How will the proposal contribute to regeneration, inclusive growth, good work, London Living Wage accreditation and wider social value outcomes for local communities?

Next Steps

How to apply

Please submit your Expression of Interest by email using the subject heading: '**98 Churchfield Road Open Call Submission**', to:

Andrea Laffey
Principal Regeneration, Investment and Jobs Officer
Email: LaffeyA@ealing.gov.uk

Proposed timetable

Stage	Date
Opportunity promoted and clarification period opens	22 October 2026
Deadline for clarification questions	13 November 2026
Submission deadline	26 November 2026, 5pm
Assessment period	27 November - 4 December 2026
Interviews	7-11 December
Preferred operator identified	14 December 2026
Lease negotiation and mobilisation	December 2026 / January 2027

The Council reserves the right not to appoint an operator following this process.
We look forward to receiving creative, ambitious and deliverable proposals for this exciting opportunity in the heart of Acton.