

EALING

4 SOUTH EALING ROAD W5



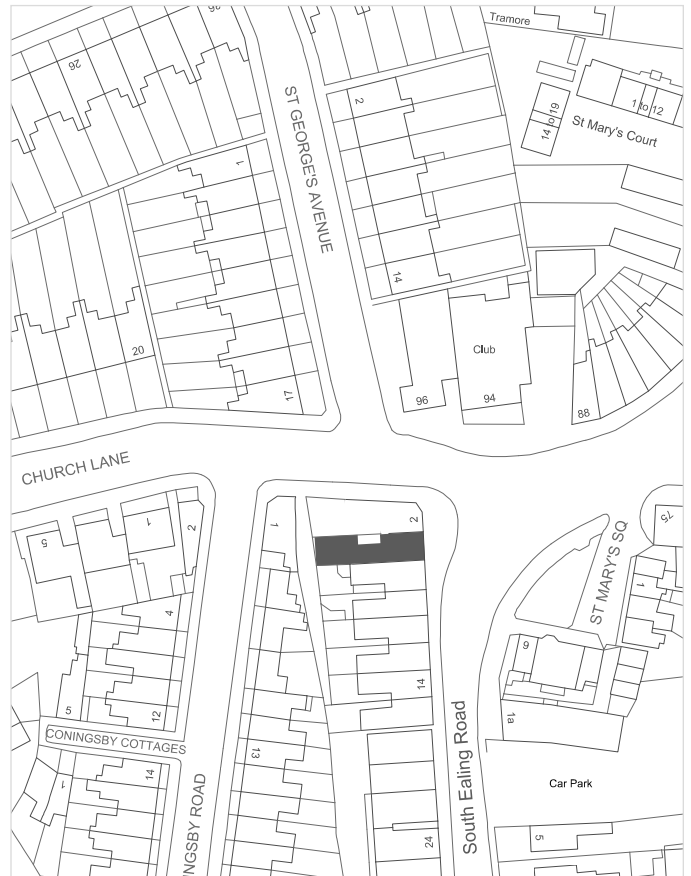
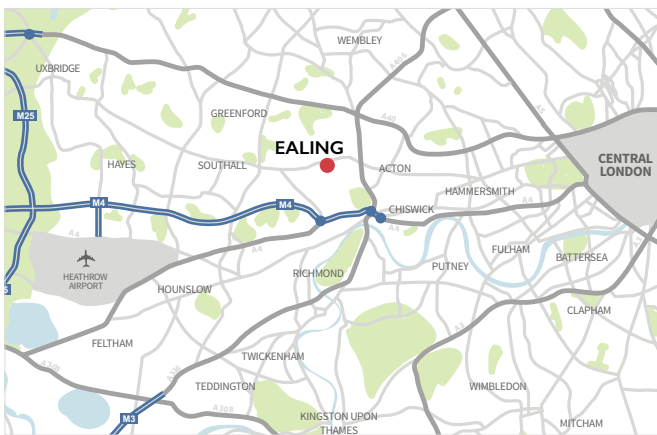
FREEHOLD INVESTMENT WITH RESIDENTIAL UPPERS
PRICE £1.2 MILLION



LOCATION

Ealing is an affluent district in West London approximately 8 miles west of Central London. With recent regeneration and investment, with Crossrail, young professionals and families continue to be drawn to the area.

The property is set within a well established parade on South Ealing Road close to the intersection with St Mary's Road. The property is a short distance from Ealing Broadway Underground Station providing Central & District Line services and South Ealing Underground Station (Piccadilly Line).



TENANACY SCHEDULE

Floor	Use	Tenant	Term	Rent p.a.	Reviews/Reversion
Ground	Office/Retail	Essential Repairs London Ltd	5 yrs expiring 31 Jan 2024	£30,000	A reversionary lease has been agreed at £36,000 pax to commence on 1st Feb 2024 and expire on 31 Jan 2029.
First	Residential	Individual	12 months AST expiring 31 Dec 2022	£18,600	Tenant been in occupation since Apr 2016. Deposit held £1,788.
Second	Residential	Individual	12 months AST expiring 17 Jan 2023	£17,640	Tenant been in occupation since Apr 2018. Deposit held £1,650.
Total				£66,240	

DESCRIPTION

The property is positioned mid-terrace and is arranged as a ground floor office/shop with residential uppers which are arranged as one 2 bed flat and one 1 bed flat. There is a right of way onto Church Lane to the rear of the property.

ACCOMMODATION

The ground floor office/shop premises are arranged on ground floor only providing the following approximate dimensions and floor areas:

Gross frontage	18 ft 6 ins	5.63 m
Internal width	16 ft 6 ins	5.05 m
Build depth	67 ft 8 ins	20.63 m
Net internal	926 sq ft	86.00 sq m
Gross internal	969 sq ft	90.00 sq m

The residential uppers provide the following approximate gross internal floor areas:

First floor	564 sq ft	52.04 sq m
Second floor	420 sq ft	39.05 sq m
Total gross internal	1,953 sq ft	181.44 sq m

TENURE

Freehold.

VAT

The property is not elected for VAT.

LEGAL COSTS

Each party is to bear their own legal costs.

EPC

EPC's can be made available upon request.

PROPOSAL

We have been instructed to seek offers for the Freehold interest in excess of **£1,200,000** (One Million Two Hundred Thousand Pounds), subject to contract and exclusive of VAT, which reflects a net initial yield of **5.21%** and a capital value of approx. £614 psf (GIA).

VIEWING

Viewings are strictly by prior appointment via the sole retained agents:

NICK FURLONG
020 7183 0584
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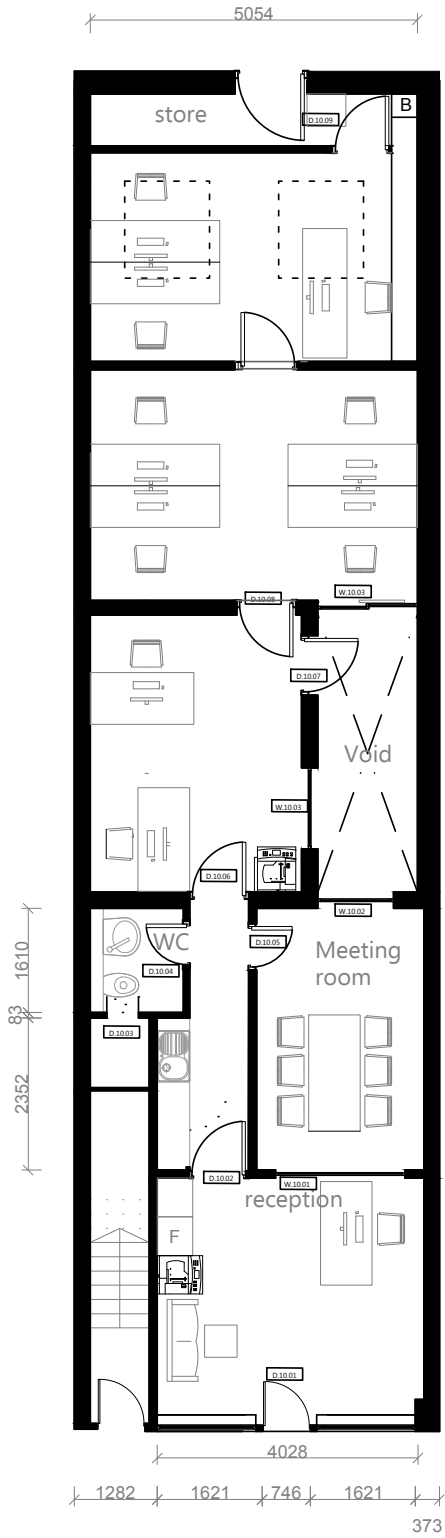


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SUBJECT TO CONTRACT

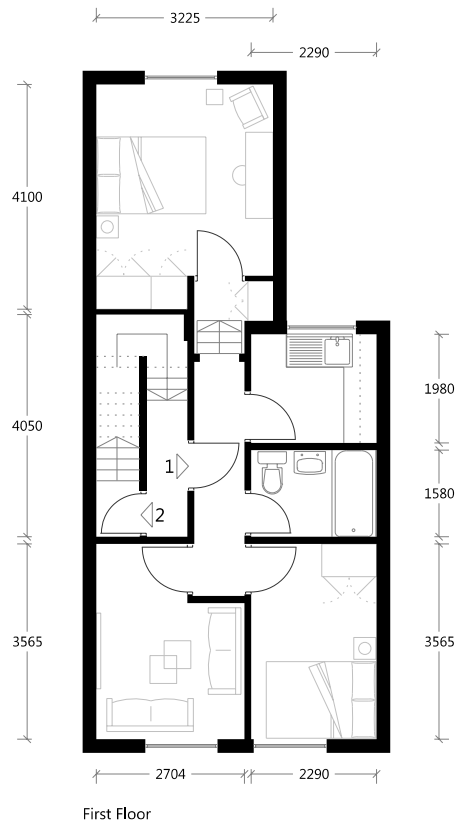
FLOOR PLANS

GROUND FLOOR PLAN - SHOP

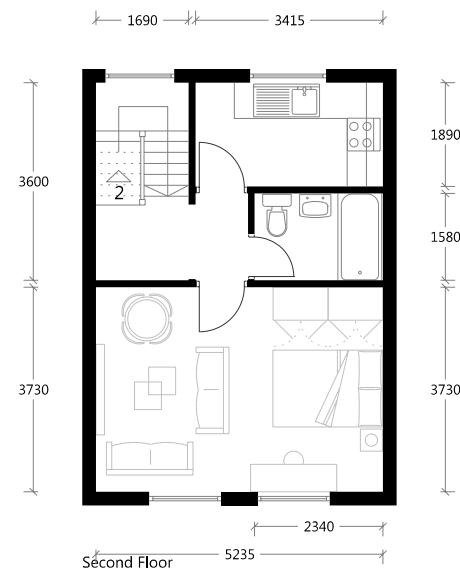


UPPER FLOOR PLANS

RESIDENTIAL



First Floor



Second Floor

The above plans are not to scale and are for indicative purposes only.