

Lot 16

60 Pitshanger Lane, Ealing,
London W5 1QY

GUIDE PRICE: £400,000



VACANT CORNER FREEHOLD PREMISES WITH YARD AND GARAGES

This imposing corner-sited building that was previously occupied by Messrs Threshers is being offered for sale with full vacant possession. The building currently consists of a lock-up shop premises with rear storage and basement, a spacious one-bedroom flat above, rear yard and two garages with access off Harrow View Road. The property is in need of complete refurbishment throughout and offers excellent potential for investment purchasers or owner/occupiers. The adjacent building has built a large extension to the rear within their yard area and therefore in our opinion this building offers scope to build a structure within that part subject to obtaining any necessary planning consent that may be required. Pitshanger Lane is a popular location and includes many local traders with various coffee shops, restaurants and larger users such as Co-op, Robert Dyas and Wine Rack. The shop unit also has a double aspect frontage that makes it a prominent building within this prestigious locality.



We have been advised that VAT is applicable to the purchase of this lot and therefore any intending purchasers are strongly advised to take this into account or make the necessary arrangements prior to bidding.

LOCATION

Pitshanger Lane is served by local bus routes and is located within two miles of Hanger Lane with its Central Line Tube Station and road connections and also within a similar distance of Ealing Broadway with its multiple shopping facilities and station (Central, District and Mainlines). Good road links serve the whole area including the A40/M40, A4/M4, A406 and M1 motorways. The area is also renowned for its local parks and schools.

ACCOMMODATION

Ground floor shop area: approx 400sq ft

Kitchen area: approx 41sq ft

Rear storage area: approx 100sq ft

Basement: approx 336sq ft

Total commercial area: 877sq ft

Flat: Landing, bedroom 10'7 x 10'2, bathroom, separate WC, living room 16'4 x 15'5, kitchen diner 13'2 x 10'4, rear yard and two garages

LOCAL AUTHORITY & TAX RATING

London Borough of Ealing: 020 8825 5000

Adopted Rateable Value: £10,000 pa

VENDORS SOLICITORS

Gregor Moss

Anthony Collins LLP

134 Edmund Street

Birmingham

B2 2ES

0121 212 7465

gregor.moss@anthonicollins.com

VIEWING TIMES

5/2 @ 2pm, 10/2 @ 2pm, 17/2 @ 11am