

## Lots 18–21

# 8, 10, 12, 8a Flat 1, 8a Flat 2, 8a Flat 3 The Quadrant, Little Ealing Lane, Ealing W5 4EE



**GUIDE PRICE: LOT 18: £5,000**  
**LOT 19: £130,000 LOT 20: £120,000**  
**LOT 21: £120,000**  
**FREEHOLD INVESTMENT TO BE SOLD**  
**INDIVIDUALLY OR COLLECTIVELY**

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN

This parade of three shop units with three flats above offers an excellent investment opportunity. The property is located within a short walk of South Ealing station and within easy reach of Ealing Broadway with its main facilities and alternative road links including the A4/M4. The parade is available on an individual lot basis, alternatively the Auctioneers reserve the right to sell these lots collectively.

### ACCOMMODATION

Lot 18: freehold of nos 8, 10, 12 & 8a Flats 1-3 inclusive. The 3 flats produce a combined ground rent of £720 pa (£240 pa per flat) and are held on leases of approx. 123 years unexpired. The 3 shop units are held on virtual freehold basis with peppercorn ground rents.

Lot 19: 8 The Quadrant – approx. 43.84m<sup>2</sup> trading as a bridal shop on 15 year FRI lease from 2010 with 5 yearly rent reviews at a rent of £14,000 pa

Lot 20: 10 The Quadrant – approx. 37.61m<sup>2</sup> trading as a hairdressers on a 15 year lease from 2012 at £12,000 pa.

Lot 21: 12 The Quadrant – approx. 39.38m<sup>2</sup> trading as a salon under licence from Sept 2012 at £13,200 pa

**TENURE** Lot 18: freehold interest

Lots 19, 20, 21 – new 999 year leases from completion

### LOCAL AUTHORITY & TAX RATING

London Borough of Ealing 020 8825 5000

Council Tax Band: all flats: C

Rateable Value: No. 8: £6,600 No. 10: £6,400 No. 12: ££7,800

**VENDORS SOLICITORS** Mr K Dhaliwal, Simon & Co,  
28 South Road, Southall UB1 1RR. 020 8571 3881

**VIEWING TIMES** Via joint agents Messrs Dalingtons,  
149 South Ealing Road, Ealing W5 4QP. Tel: 020 8566 5050

