

# Lot 48

80 South Ealing Road,  
EALING, London W5 4QB

**GUIDE PRICE: £240,000**



## **SHOP AND BASEMENT LET PRODUCING £18,500 PA**

This ground floor and basement shop premises that offers and overall internal floor area of 75.80 sq metres (815 sq ft) is being sold as an income producing investment. The property is let on a 16 year full repairing and insuring lease from 2006 at a passing rent of £18,500 pa. The tenants trade as an off licence and grocery store on a busy trading parade close to South Ealing Station. Other local occupiers include Barclays, HSBC, Co-op and Wickes. The lease stipulates rent reviews every fourth year. South Ealing Road connects towards Brentford and the A4/M4 and is approximately one mile to the south of Ealing Broadway with its travel and multiple shopping facilities.

### **ACCOMODATION**

Shop area: 28.90 sq metres  
Storage: 15.40 sq metres  
Kitchen: 2.80 sq metres  
Basement Workshop: 28.70 sq metres

### **TENURE**

Leasehold 999 years.

### **LOCAL AUTHORITY & TAX RATING**

London Borough of Ealing 0208 583 2000  
Rateable value £8400

### **VENDORS SOLICITORS**

P.Krama & Co  
346-346a Kilburn High Road, London NW6 2AJ  
0207 624 8814

### **VIEWING TIMES**

By appointment through auctioneers.