

Lot 8

13 The Avenue, Ealing, W13 8JR

GUIDE PRICE: £1,000,000



MIXED RESIDENTIAL & COMMERCIAL INVESTMENT IN PRIME LOCATION

This interesting mixed residential and commercial investment property is situated in a prime location within walking distance of West Ealing Main Line Station and within easy reach of Ealing Broadway with its multiple shopping and travel facilities. The building consists of a lock up shop and studio flat that are currently producing £10,000 pa. We understand that this lease runs until 2016. The upper parts consist of 2 x two bedroom flats and 1 x spacious four bedroom flat. These are currently let on assured shorthold tenancies with all tenants holding over on the terms of their original agreements. The two bedroom flats are producing £1250 pcm each (£15,000 each pa) and the four bedroom flat is producing £1700pcm (£20,400pa). Thus the whole building is being sold with an investment income of £60,400 and will be of interest to investment purchasers.

ACCOMMODATION

Shop Unit with kitchen and Studio flat to rear.
Shop area: (from VOA) Ground floor 28.62m², basement 19.61, total area: approx 48.23
Flat A - Two Bedrooms, Lounge, Kitchen, Bathroom/WC
Flat B - Two Bedrooms, Lounge/Kitchen, Bathroom/WC
Flat C - Four Bedrooms, Lounge/Kitchen, Bathroom/WC

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Ealing
Rateable value: £6,200

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN