

# Lot 21

80 South Ealing Road, Ealing,  
London W5 4QB

**GUIDE PRICE: £240,000**



## **PRIME FREEHOLD INVESTMENT OPPORTUNITY**

This terraced freehold investment premises consists of a ground floor shop and basement currently let on a 16 year full repairing and insuring lease from 2006 at a passing rent of £18,500 pa with four-yearly rent reviews. The tenants trade as a food and wine convenience store. The two flats above have been sold off on a leasehold basis each producing ground rents of £25 pa with provisions within the lease rising to £75 pa. The property is located on a busy trading parade within a few minutes of South Ealing Piccadilly Line Station. Other occupiers include Barclays Bank, HSBC, Co-op, Wickes and numerous other local traders.

## **ACCOMMODATION**

Ground floor shop area: approx 476 sq ft

Kitchen: approx 30 sq ft

Basement/workshop: approx 285 sq ft

## **TENURE**

The property is Freehold.

Flat 80a has been sold on a 99 year lease from 25/12/78

Flat 80b has been sold on a 99 year lease from 25/3/79

## **LOCAL AUTHORITY**

London Borough of Ealing: 020 8825 5000

Adopted Rateable Value: £10,000 pa

## **VENDORS SOLICITORS**

Harish C Bouri Solicitors

54 St Georges Terrace

Jesmond Newcastle-upon-Tyne

0191 281 4860

## **VIEWING TIMES**

At the courtesy of the tenants during normal opening hours