

Lot 10

BY ORDER OF A CHARITY
3-5 Alexandria Road,
Ealing, London W13 0NP

GUIDE PRICE: £1,000,000



PROMINENT OFFICE/STORAGE BUILDING SUITABLE FOR REDEVELOPMENT (STP)

This freehold building occupies a prominent corner site of approximately 0.113 acres (457.29 square metres) and also includes the premises at No. 27, Kirchen Road within the legal title. The property offers excellent scope for redevelopment subject to obtaining any necessary planning consent. In our opinion a residential or commercial scheme should be considered by the local planning department. A number of developments in the locality have occurred in recent times, including a landmark site opposite that was developed by Nicholas King Homes. The buildings currently offer a great deal of storage to the ground floor and various offices to the first floor. The building which comprises of three sections will be sold with full vacant possession. A chance to acquire a building of this stature, rarely becomes available and we expect strong demand in this regard.



STARTING BID

FINAL BID

NOTES

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■



LOCATION

Alexandria Road is situated off Drayton Green Road opposite West Ealing Main Line Station that connects to London Paddington and The West. The site is also located opposite a large Waitrose store and backs onto West Ealing Broadway with its local traders, restaurants, pubs and major tenants such as Nationwide, Halifax, Barclays Bank. Ealing Broadway Centre is approximately one mile distant. Good road links serve the area including the A4, M4, A40 and M25. The London Borough of Ealing is conveniently situated to the West of Central London.

ACCOMMODATION

No.3 Ground floor approx 19.80 square metres (213sq ft)
First Floor approx. 36.70 square metres (395sq ft)
TOTAL approx.56.50 square metres (608sq ft)

No.3a Ground floor approx 29.70 square metres (320 sq ft)
First Floor approx. 54.40 square metres (586 sq ft)
TOTAL approx. 81.10 square metres (906sq ft)

No.5 Ground floor approx 362.70 square metres (3904 sq ft)
First Floor approx. 190.99 square metres (2056 sq ft)
TOTAL approx.553.69 square metres (5960 sq ft)

TENURE

Freehold.

LOCAL AUTHORITY & TAX RATING

London Borough of Ealing 0208 825 5000

ADOPTED RATEABLE VALUE

No.3 £5,300
No.3a £8,400
No.5 £45,000

VENDORS SOLICITORS

Mr T Lemon
Prince Evans
77 Uxbridge Road
Ealing
London W5 5ST
0208 567 3477

VIEWING TIMES

By appointment through the Auctioneers.

An EPC has been applied for in relation to this lot