

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SOLD UNSOLD SOLD PRIOR WITHDRAWN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. 43.84m² 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. 37.61m² trading as a hairdressers on a 15 year lease from 2012 at £12,000 pa.

Lot 21: 12 The Quadrant – approx. 39.38m² 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

