

Lot 15

19 The Avenue, Ealing,
London W13

GUIDE PRICE: £950,000



**MIXED RESIDENTIAL/COMMERCIAL
INVESTMENT**

This mixed investment opportunity is situated on a popular quaint location within 200 yards of West Ealing mainline station. The property consists of a wine bar premises to the ground floor and basement that is let on a 15 year full repairing and insuring lease from 24/6/2004 at a passing rent of £15,000 pa with 5 yearly rent reviews. We understand that the last rent review is outstanding. Above are 8 studio flats all let on Assured Shorthold Tenancies producing an income of £60,900 pa thus the property is currently producing £75,900 pa in total.

ACCOMMODATION

Wine bar premises 75.38 sq metres

Flat 1: £650 pcm, **Flat 2:** £700 pcm, **Flat 3:** £725 pcm, **Flat 4:** £650 pcm

Flat 5: £600 pcm, **Flat 6:** £585 pcm, **Flat 7:** £575 pcm, **Flat 8:** £600 pcm

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Ealing 020 8825 5000
Rateable Value: £12,000

VENDOR'S SOLICITORS

David Simpson
Batchelor Middleton
Brosnan House
Darkes Lane
Potters Bar
Hertfordshire EN6 1BW
01707 647088

VIEWING TIMES

22/6, 29/6 & 6/6 – all at 4.30pm

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN