

London W9

18/19 The Mall

Ealing

W5 2PJ

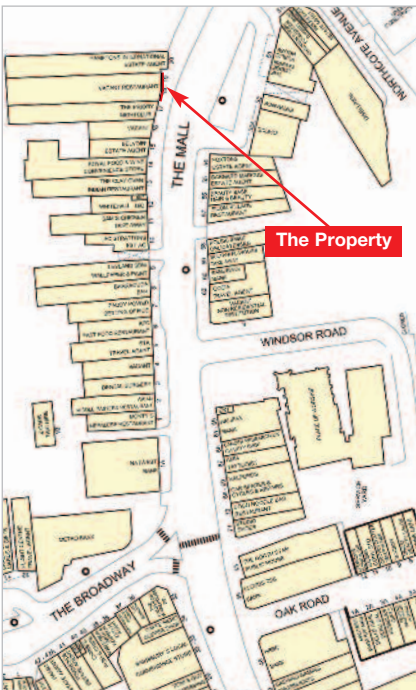
- Freehold Restaurant, Dental Surgery and Flat Investment
- Popular and affluent West London suburb enjoying a positive Crossrail effect
- Comprises a large restaurant with self-contained dental surgery and a flat above
- Well located in the town centre
- Rent Reviews 2017 and 2018
- Total Current Rents Reserved

£91,000 pa

On the Instructions of Malcolm Shierson and Martin Ellis as Administrators of Glenkerrin (UK) Ltd



SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Ealing is a fashionable and affluent suburb located approximately 10 miles to the west of Central London. Ealing benefits from good road communications, being close to the A40 and M4 Motorway (Junction 2). In addition, public transport links are excellent with frequent underground and mainline rail services to Central London to the east and Heathrow Airport to the west.

The property is situated in the town centre on the north side of The Mall just to the east of its junction with The Broadway. Occupiers close by include Hamptons International, Barracuda, Paddy Power, KFC, Sta Travel, NatWest, Foxtons, Barnard Marcus and Halifax together with a number of bars and restaurants. Ealing Broadway Station is a short walk away and will be enhanced on completion of Crossrail in 2018.

Description

The property consists of of a large restaurant on the ground floor, a self-contained dental surgery on the first floor and a flat on the second floor. Access to the upper floors is via an entrance to the front.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

Ground Floor EPC Rating 75 Band C
First Floor EPC Rating 173 Band G
Second Floor EPC Rating 44 Band E
(Copies available on website).

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Restaurant Ealing Ltd (3 year parent co. guarantee from Tinseltown London Ltd) (1)	Gross Frontage (including entrance to uppers) 9.1 m (29' 10") Net Frontage 7.0 m (22' 11") Built Depth 50.8 m (166' 8") Basement 11 sq m (118 sq ft) Ground Floor 527 sq m (5,673 sq ft)	20 years from 10.06.2003 Rent review every 5th year FR & I	£65,000 p.a.	Rent Review 2018
First and Second Floors	Complex Accounting Ltd (guaranteed by Krzysztof Peksa) (t/a My Medyk)	First Floor Dental Surgery 100 sq m (1,076 sq ft) Second Floor Flat – Three Rooms, Kitchen, Bathroom and WC	15 years from 10.02.2012 Rent review every fifth year. FR & I	£26,000 p.a.	Rent Review 2017

(1) Tinseltown have 10 restaurants in the UK and were established in 1996. (www.tinseltown.co.uk)

For the year ended 30th June 2012, Tinseltown London Ltd reported a net worth of £726,317. (Source: riskdisk.com 29.01.2014.)
NB. Floor areas are gross internal.

Total £91,000 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Iain Macfarlane, Simmons & Simmons. Tel: 0207 825 4517 e-mail: iain.macfarlane@simmons-simmons.com

