

London W5

52/53 The Broadway, Ealing W5 5JN

- **A Freehold Residential Development Opportunity**
 - Planning Consent for Part Conversion to provide 8 Residential Units (5 x One Bed and 3 x Two Bed)
 - Part First Floor let until 2023, producing £9,000 per annum with fixed annual uplifts
 - Ground Floor Barclays Bank sold off on a Long Lease
 - Total Current Rent Reserved
- ## £9,000 per annum

BY ORDER OF RECEIVERS

ASSET MANAGED BY



To View

The property will be open for viewing at the following times:

Monday 30th June between 4.00 – 5.00 p.m.
Friday 4th July between 10.00 – 11.00 a.m.
Wednesday 9th July between 9.30 – 10.30 a.m.
Tuesday 15th July between 9.30 – 10.30 a.m.

Seller's Solicitor

Wragge LG & Co LLP
(Ref: S Glover).
Tel: 0207 759 6566.
Email: stuart.glover@wragge-law.com

DEVELOPMENT OPPORTUNITY – Freehold



Tenure

Freehold.

Location

The building is located in the London Borough of Ealing on the south side of The Broadway (A4020) close to its junction with the B455. The Broadway lies at the heart of Ealing and comprises a number of shops, restaurants and bars at ground floor level with a mix of office and flats above. Immediately to the west of the property is Ealing Broadway Shopping Centre and car park. St George's high specification residential development 'Dickens Yard' is located just to the north. Ealing Broadway Station (District Line, Central Line and National Rail) lies some 160m (0.1 miles) from the property, and provides regular services into Central London. There are also a number of local bus services terminating at the station. In 2019 Crossrail will be stopping at Ealing Broadway, providing rapid access into Central London, with 4 trains per hour and an average journey time to Bond Street of 11 minutes and Liverpool Street 18 minutes. The property is highlighted in red for identification.

Description

52/53 The Broadway is a period commercial building, with a modern ground floor front and rear extension, forming part of a mixed use parade. The building comprises a bank (A2) at basement, ground and part first floor, a therapy centre (D1) at part first floor, an office (A2) at part first, second and part third floors and a residential unit (C3) at part third floor. Access to the upper floors is via an entrance in the alley between the subject property and the Ealing Broadway Shopping Centre. There is additional access to the therapy centre via an entrance on The Broadway.

The total site area is approximately 0.09 hectares (0.0228 acres).

Tenancies

- (1) The basement, ground and part first floor have been sold off on a 999 year lease from 25th December 2004 at a peppercorn rent.
- (2) Part first floor of 52 The Broadway is currently let to Joanne Atwell t/a The Broadway Natural Therapy Centre on a lease expiring 14th February 2023 at a current rent of £9,000 pa. There are fixed annual uplifts of £1,000 pa to an upwards only rent review on 15th February 2018.

Planning

Local Planning Authority: London Borough of Ealing.
Perceval House, 14/16 Uxbridge Road, Ealing W5 2HL
Tel: 0208 825 6600
Website: www.ealing.gov.uk

Planning Consent

Planning consent was granted on 3rd July 2013 (PP/2013/0957) for the "Change of use of part first, second and part third floor level rear extensions (with associated balustrades, rooflights and roof terrace) and external alterations."

We have been informed that the building is locally listed (having a façade of value) and is situated within the Town Centre Conservation Area.

Accommodation

A schedule of the proposed Accommodation is set out below.

| Flat | Floor | Accommodation | Size Sq m | Size Sq Ft |
|------|--------|---------------------------|-----------|------------|
| 1 | First | One Bedroom Accommodation | 51 sq m | 549 sq ft |
| 2 | First | Two Bedroom Accommodation | 90 sq m | 969 sq ft |
| 3 | Second | One Bedroom Accommodation | 50 sq m | 538 sq ft |
| 4 | Second | One Bedroom Accommodation | 54 sq m | 581 sq ft |
| 5 | Second | Two Bedroom Accommodation | 82 sq m | 883 sq ft |
| 6 | Third | One Bedroom Accommodation | 50 sq m | 538 sq ft |
| 7 | Third | One Bedroom Accommodation | 56 sq m | 603 sq ft |
| 8 | Third | Two Bedroom Accommodation | 73 sq m | 786 sq ft |

Total 506 sq m (5,447 sq ft)

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

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allisop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

