

London W5
52/53 The Broadway,
Ealing
W5 5JN

- **A Freehold Residential Development Opportunity secured upon a Substantial Building providing a Bank Premises, a D1 Unit and Additional Accommodation Above and Behind**
- **Planning Permission for Part Conversion to provide 8 Residential Units (5 x One Bedroom and 3 x Two Bedroom)**
- **Further Planning Permission to create Six Additional Residential Units (2 x One Bedroom and 4 x Two Bedroom)**
- **Proposed Combined NIA Approximately 945 sq m (10,184 sq ft)**
- **Barclays Bank Premises and D1 Unit each sold off on a Long Lease**

Three Storey Upper Parts Vacant

To View

The property will be open for viewing every Wednesday between 11.45 a.m. – 12.15 p.m. and Friday between 2.00 – 2.30 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Howard Kennedy LLP
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MAJORITY VACANT – Freehold Building With Planning



Tenure

Freehold.

Location

The building is located in the London Borough of Ealing on the south side of The Broadway (A4020) and close to its junction with High Street (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 commence services from 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 in 18 minutes. The property is highlighted in red on the photograph for identification.

Description

52/53 The Broadway is a period commercial building, with a modern ground floor front and rear extensions and forming part of a mixed use parade. The building comprises a bank premises (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.

The property occupies a broadly rectangular site extending to approximately 0.09 hectares (0.0228 acres).

Tenancy

The basement, ground and part first floor banking premises and first floor D1 unit have both been sold off on a long lease for a term of 999 years from 25th December 2004 at a peppercorn ground rent.

Planning

Local Planning Authority: London Borough of Ealing.
Tel: 0208 825 6600.
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".
A further consent (PP/2015/2714) was granted on 6th November 2015 for 'construction of second floor and mansard level above existing building to create six residential flats including roof terrace, cycle storage and refuse storage'.

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 approved under the above mentioned planning permissions is set out below.

Fiat	Floor	Building	Accommodation	Size Sq m	Size Sq Ft
1	First	Front	One Bedroom Accommodation	51 sq m	549 sq ft
2	First	Front	Two Bedroom Accommodation	90 sq m	969 sq ft
3	Second	Front	One Bedroom Accommodation	50 sq m	538 sq ft
4	Second	Front	One Bedroom Accommodation	54 sq m	581 sq ft
5	Second	Front	Two Bedroom Accommodation	82 sq m	883 sq ft
6	Third	Front	One Bedroom Accommodation	50 sq m	538 sq ft
7	Third	Front	One Bedroom Accommodation	56 sq m	603 sq ft
8	Third	Front	Two Bedroom Accommodation	73 sq m	786 sq ft
9	First	Rear	Two Bedroom Accommodation	82 sq m	883 sq ft
10	First	Rear	One Bedroom Accommodation	59 sq m	635 sq ft
11	First	Rear	Two Bedroom Accommodation	78 sq m	840 sq ft
12	First	Rear	Two Bedroom Accommodation	77 sq m	829 sq ft
13	Second	Rear	One Bedroom Accommodation	50 sq m	538 sq ft
14	Second	Rear	Two Bedroom Accommodation	94 sq m	1,002 sq ft
Total				946 sq m (10,184 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.alltop.co.uk.
BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

