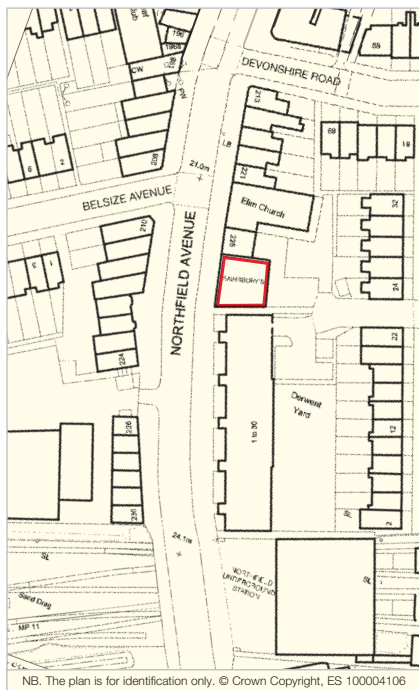


London W13 **227/229** **Northfield Avenue** **Ealing** **W13 9QU**

- **Freehold Convenience Store and Ground Rent Investment**
- Let to Sainsbury's Supermarkets Limited
- Lease expires 2025 (1)
- Rent Reviews 5 yearly linked to RPI (subject to a minimum of 1% and maximum of 3.75% per annum compounded)
- Total Current Rents Reserved
£75,250 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Ealing is a prosperous suburb of London situated 7 miles west of Central London. The area is well served by public transport and is close to the M4, A4 and A406 North Circular Road. The property is situated on the east side of Northfield Avenue, close to the junction with Devonshire Road, some 100 yards from Northfields Underground Station (Piccadilly Line). The property serves the densely populated local residential area.

Description
The property is arranged on basement, ground and one upper floor. The ground floor and basement provide a convenience store whilst the first floor comprises residential accommodation which has been sold off on a long lease. More particularly the ground floor provides sales whilst the basement comprises ancillary plant, staff and storage accommodation.

VAT
VAT is applicable to this lot.

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

Viewings
Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 76 London W13**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion															
Ground Floor and Basement	Sainsbury's Supermarkets Limited (2)	<table><tr><td>Gross Frontage</td><td>14.95 m</td><td>(49')</td></tr><tr><td>Shop & Built Depth</td><td>13.45 m</td><td>(44' 2")</td></tr><tr><td>Ground Floor</td><td>182 sq m</td><td>(1,959 sq ft)</td></tr><tr><td>Basement</td><td>179 sq m</td><td>(1,926 sq ft)</td></tr><tr><td>Total GIA</td><td>361 sq m</td><td>(3,885 sq ft)</td></tr></table>	Gross Frontage	14.95 m	(49')	Shop & Built Depth	13.45 m	(44' 2")	Ground Floor	182 sq m	(1,959 sq ft)	Basement	179 sq m	(1,926 sq ft)	Total GIA	361 sq m	(3,885 sq ft)	15 years from 22.12.2010 Rent review every fifth year linked to RPI (subject to a minimum of 1% and a maximum of 3.75% compounded annually) (1) Tenant's option to break at 10th year FR & I	£75,000 p.a.	Rent Review 2015
Gross Frontage	14.95 m	(49')																		
Shop & Built Depth	13.45 m	(44' 2")																		
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Total GIA	361 sq m	(3,885 sq ft)																		
First Floor	Northfields Properties LLP	First Floor – Residential	999 years from completion	£250 p.a. (3)																
(2) Website: www.sainsburys.co.uk. For the year ended 20th March 2010, Sainsbury's Supermarkets Ltd reported a turnover of £19.962bn, a pre-tax profit of £562m and a net worth of £3.490bn. (Source: riskdisk.com 14.04.11). (3) The residential ground rent doubles every 25 years, fixed after 100 years at £2,000 per annum.				Total £75,250 p.a.																

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(3) The residential ground rent doubles every 25 years, fixed after 100 years at £2,000 per annum.

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 Sam Charkham, Michael Simkins Solicitors LLP. Tel: 0207 874 5646 Fax: 0207 874 5601 e-mail: sam.charkham@simkins.com