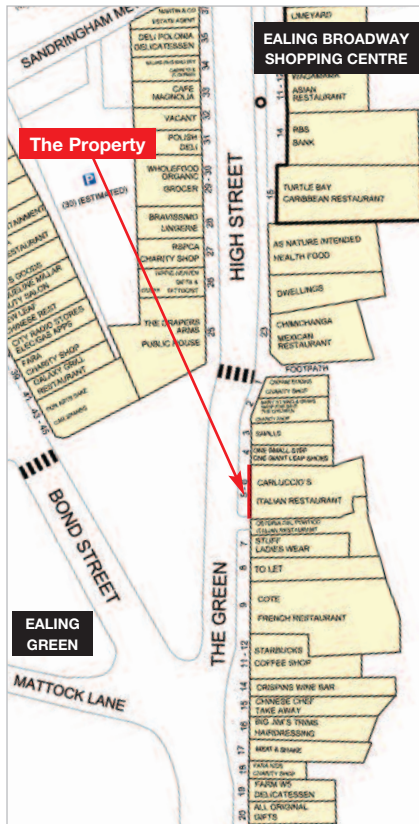


## London W5 5-6 The Green Ealing W5 5DA

- **Well Located Freehold Restaurant and Residential Ground Rent Investment**
- Restaurant let to Carluccio's Limited (on assignment from Scottish & Newcastle plc) on a lease expiring in 2025
- Established restaurant location overlooking Ealing Green and within 0.33 miles of Ealing Broadway Crossrail Station and Shopping Centre
- No VAT applicable
- Restaurant Rent Review 2020
- Total Current Rents Reserved  
**£105,800 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



**Tenure**  
Freehold.

### Location

Ealing is a fashionable and affluent suburb located about 9 miles west of central London, adjacent to the A406 North Circular Road. Communications are further enhanced by proximity to the M4 (2 miles south) and A40 (1½ miles north). Underground services are available at Ealing Broadway (Central and District Lines), as well as direct train services to Paddington and Heathrow via Heathrow Connect. Ealing Broadway Station will also become a Crossrail Station in 2018 ([www.crossrail.co.uk](http://www.crossrail.co.uk)).

The property is situated within an established restaurant location on The Green, which forms an extension to the High Street and runs south from The Broadway (A4020). Ealing Broadway Station and Shopping Centre are both within 0.33 miles of the property. Occupiers nearby include Marks & Spencer, Crispins, Costa, Subway, RBS, Cote, Savills, Wagamama, Chimichanga, Starbucks and Pizza Express amongst many others.

### Description

The property is arranged on basement, ground and two upper floors to provide a double fronted ground floor restaurant with basement WCs, storage and staff accommodation. The upper floors comprise 4 flats which have been sold on long leases.

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Restaurant	Carluccio's Ltd (by way of assignment from Scottish & Newcastle plc) (1)	Gross Frontage (incl. entrance to uppers) Net Frontage Shop & Built Depth Basement – customer WCs/storage	25 years from 01.03.2000 Rent review every 5th year FR & I	£105,000 p.a.	Rent Review March 2020
Upper Floors	Individuals	First & Second Floors – 4 Flats (Not inspected)	Each 125 years from 24th June 2005	£800 p.a. (total) (Increasing by £200 each every 25 years)	Reversion 2130

(1) Website Address: [www.carluccios.com](http://www.carluccios.com)

For the year ended 27th September 2015, Carluccio's Ltd reported a turnover of £137,793,000, a pre-tax profit of £5,209,000, shareholders' funds of £47,489,000 and a net worth of £46,401,000. (Source: Experian 12.09.2016.).  
The ultimate holding company is Heineken NV. For the year ending 31st December 2014, Scottish & Newcastle Ltd reported no turnover, a pre-tax profit of £69.9m and shareholders' funds of £3.19 billion (Source: Experian 12.09.2016).

**Total £105,800 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** John Ferguson, Elliotts Bond & Bunbury. Tel: 0208 567 0176 e-mail: [johnferg@eb-b.co.uk](mailto:johnferg@eb-b.co.uk)



