

London W13

59-65 Broadway, West Ealing W13 9BP

- **Freehold Mixed Use Parade**
- **Comprising Two Storey Mixed Use Buildings with Retail on Ground Floors and Office/Storage on First Floors**
- **Total Site Area Approximately 0.08 Hectares (0.2 Acres)**
- **Prior Approval for the Conversion of the Upper Floor to provide 4 x Residential Units**
- **Planning Consent for the Construction of Two Additional Storeys providing 9 x Residential Flats**
- **In Total Planning Permission for 4 x One Bedroom Flats, 8 x Two Bedroom Flats and 1 x Three Bedroom Flat**
- **Total Current Rent Reserved**
£148,275 per annum

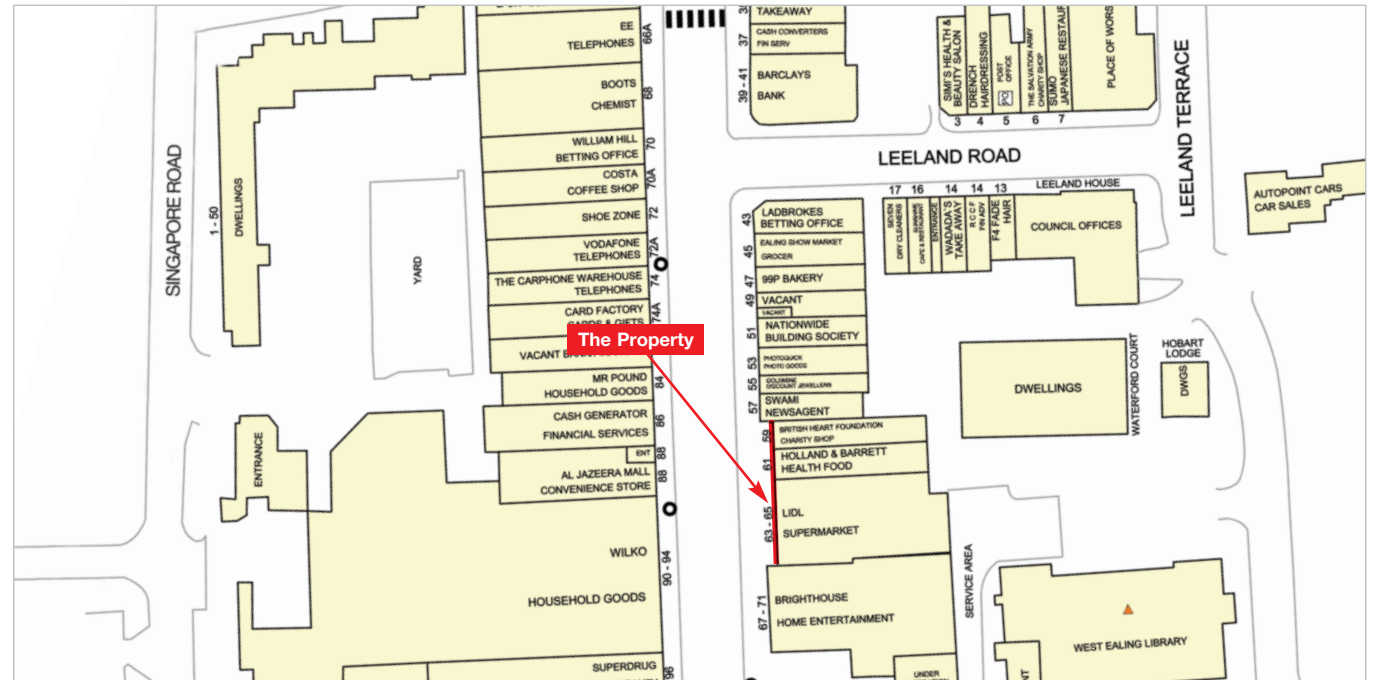
Joint Auctioneer

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INVESTMENT – Freehold Parade



Tenure

Freehold.

Location

The property is situated on the southern side of Broadway, between its junctions with Leeland Road and Melbourne Avenue, in the London Borough of Ealing. Broadway is the main retail thoroughfare in West Ealing and includes occupiers such as BHS, Wilko, Boots and Iceland, as well as many local and national café and restaurant operators. Furthermore, there is a Sainsbury's superstore and multi-storey car park to the rear of the property on Canberra Road. Green open space is provided by Dean Gardens and Walpole Park to the east of the property. The surrounding area benefits from a number of schools and colleges, including Ealing Independent College, the University of West London and the London College of Music. West Ealing Rail Station is located 650m (0.4 miles) to the north of the property and provides regular services to both London Paddington (13 minutes) and Heathrow Airport (22 minutes). The station will form part of the western section of Crossrail (opening 2018), which will provide rapid services to stations including Bond Street (13 minutes) and Liverpool Street (21 minutes). Ealing Broadway Station lies 1.7km (1.1 miles) to the east providing Central and District Line and national rail services. The M4 Motorway (Junction 3) is to the south and the A40 to the north, both of which provide direct access with the M25 Motorway. Heathrow Airport lies 9.7km (6 miles to the south).

Description

The property comprises a two storey mixed use building, with three separate self-contained retail units at ground floor and office/storage space at first floor level. The modern building is faced with concrete and glass to the front and has brick elevations to the rear, beneath a flat roof. It extends to approximately 1,434 sq m (15,421 sq ft) GIA and 1,360 sq m (14,638 sq ft) NIA (areas provided by the Vendor and not verified by Allsop or Koopmans).

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out opposite. A schedule of Proposed Residential Area (GIA) is set out opposite.

Planning

Local Planning Authority: London Borough of Ealing.
Tel: 020 8825 6600.

Website Address: www.ealing.gov.uk

Prior Approval (PAN/2014/2359) was granted on 11th July 2014 for "Change of Use from Offices (Use Class B1a) to residential (Use Class C3) to use as four residential unit (Class J, 56 day Prior Approval Process)."

A further Planning Permission (PAN/2014/5142) was granted on 27th February 2015 for 'construction of two additional levels to existing building to provide nine residential flats (2 x one bedroom, 6 x two bedroom and 1 x three bedroom) including single storey rear extension, alteration to openings and on site refuse and bicycle storage'.

The planning consents provide for the retention of three retail units and the provision of 13 high specification residential units with a courtyard garden.

VAT

The property has NOT been elected for VAT.

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.



Current Commercial Tenancy Schedule (GIA)

| Address | Use | Floor | SQ M | SQ FT | Tenant | Terms of Tenancy | Current Rent |
|---------------------------|--|---------------------------|--------------------------|-----------------------|--------------------------------|---|--------------|
| 59 Broadway | Retail | Ground | 116.63 | 1,255 | The British Heart Foundation | A term of years from 1st April 2014 expiring 31st March 2024 Rent review 1st April 2019 | £26,000 |
| 61 Broadway | Retail | Ground | 136.26 | 1,467 | Holland and Barrett Retail Ltd | A term of years from 25th December 2008 expiring 24th December 2017 FRI Lease inside the Landlord and Tenancies Act 1954 | £32,000 |
| 61a/65 and 63/65 Broadway | Retail Retail Storage Retail Storage | Ground Ground First | 395.43 23.62 201.7 | 4,257 254 2,175 | Lidl UK GMBH | A term of years from 2nd March 2010 expiring 28th February 2035 Rent review 1st March 2020 FRI Lease inside the Landlord and Tenancies Act 1954 | £90,275 |
| 59-65 Broadway | Office/Storage | First | 486.22 | 5,234 | Vacant | | |
| Total | | | 1,359.85 | 14,638 | | | £148,275 |

Proposed Residential Area (GIA)

| Unit | Floor | Accommodation | Size Sq m (Sq ft) |
|------|--------|-----------------------------|--------------------------|
| 101 | First | One Bedroom Accommodation | 96.3 sq m (1,037 sq ft) |
| 102 | First | One Bedroom Accommodation | 107.1 sq m (1,153 sq ft) |
| 103 | First | Two Bedroom Accommodation | 111.7 sq m (1,202 sq ft) |
| 104 | First | Two Bedroom Accommodation | 125 sq m (1,345 sq ft) |
| 201 | Second | Two Bedroom Accommodation | 79.4 sq m (855 sq ft) |
| 202 | Second | Two Bedroom Accommodation | 71.9 sq m (860 sq ft) |
| 203 | Second | Two Bedroom Accommodation | 81.8 sq m (880 sq ft) |
| 204 | Second | Two Bedroom Accommodation | 81.6 sq m (878 sq ft) |
| 205 | Second | One Bedroom Accommodation | 54.4 sq m (586 sq ft) |
| 206 | Second | Three Bedroom Accommodation | 83.5 sq m (899 sq ft) |
| 301 | Third | One Bedroom Accommodation | 56.9 sq m (612 sq ft) |
| 302 | Third | Two Bedroom Accommodation | 71.6 sq m (771 sq ft) |
| 303 | Third | Two Bedroom Accommodation | 75.9 sq m (817 sq ft) |