

London W13 and W7

**149 Broadway,
West Ealing
W13 8BE and
2-4 Uxbridge Road,
Hanwell
W7 3PP**

- **A Freehold Detached Building and a Freehold Semi-Detached Building with Courtyard**
- Detached Building arranged to provide a Retail Unit and Five Self-Contained Flats
- Semi-Detached Building arranged to provide Three Self-Contained Flats
- Retail Unit and Courtyard subject to a Commercial Lease. Eight Flats subject to Assured Shorthold Tenancies
- Prominent Corner Position with Dual Access
- 15 Minute Walk to Crossrail (Elizabeth Line)
- Possible Development potential subject to obtaining all necessary consents
- To be offered Collectively
- Total Current Rent Reserved
£131,618.76 per annum (equivalent)

**FIRST TIME ON THE MARKET
FOR 15 YEARS**

To View

There will be a viewing on Friday 15th March at 11.00 a.m. Please note access to all units may not be possible (Ref: EH).

Seller's Solicitor

Messrs Oakfield Solicitors (Ref: SF).
Tel: 0208 808 1478.
Email: simon@oakfieldsolicitors.com

INVESTMENT – Two Freehold Buildings



Tenure

Freehold.

Location

The properties are situated on the corner of Broadway (A4020) and Grosvenor Road. A good selection of local shops and amenities is readily available along Broadway, with the further facilities of West Ealing and Hanwell also being accessible. West Ealing Rail Station (TFL Rail and future Crossrail (Elizabeth Line)) is within a 15 minute walk to the north-east. The station currently provides regular services to both London Paddington and Heathrow Airport (Terminals 2 and 3), with an average journey time of approximately 15 minutes. Local bus routes run along Broadway, and the A40 and M4 Motorway are within reach. The open spaces of Elthorne Park are to the south.

Description

The property comprises a detached building internally arranged to provide a retail unit and five self-contained flats arranged over ground and two upper floors, together with a semi-detached building



comprising three self-contained flats arranged over ground and first floors. The property benefits from a rear courtyard with dual access from Broadway and Grosvenor Road. The properties will be offered collectively as one lot.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below. The property was not internally inspected by Allsop. All information was supplied by the Vendor.

Planning

Local Planning Authority: London Borough of Ealing.
Tel: 0208 825 6600.

Email: planning@ealing.gov.uk

The property may afford possible potential for development, subject to obtaining all necessary consents.

VAT

VAT is NOT applicable to this lot.

Building	Unit	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.c.m.
2-4 Uxbridge Road	Retail Unit and Courtyard	Ground	Shop Area, Storage, Kitchen, WC	Subject to a Commercial Lease from 28th June 2013. Rent Review Outstanding	£3,333.33 p.c.m.
	Flat A	First and Second	Reception Room/Kitchen, Two Bedrooms, Shower Room/WC	12 month Assured Shorthold Tenancy from 18th November 2015 (holding over)	£1,306.59 p.c.m.
	Flat B	First	Studio Room with Kitchenette, Shower Room/WC	12 month Assured Shorthold Tenancy from 10th December 2015 (holding over)	£1,053.28 p.c.m.
	Flat C	First	Studio Room with Kitchenette, Shower Room/WC	12 month Assured Shorthold Tenancy from 5th August 2018	£900 p.c.m.
	Flat D	Second	Reception Room/Kitchen, Bedroom, Shower Room/WC	12 month Assured Shorthold Tenancy from 1st December 2018	£900.72 p.c.m.
	Flat E	Second	Reception Room/Kitchen, Bedroom, Shower Room/WC	12 month Assured Shorthold Tenancy from 30th September 2017 (holding over)	£750 p.c.m.
149 Broadway	Flat A	Ground	Reception Room/Kitchen, Two Bedrooms, Bathroom/WC	12 month Assured Shorthold Tenancy from 1st April 2016 (holding over)	£1,000 p.c.m.
	Flat B	First	Reception Room, Bedroom, Kitchen, Bathroom/WC	12 month Assured Shorthold Tenancy from 1st January 2012 (holding over)	£750 p.c.m.
	Flat C	First	Reception Room/Kitchen, Bedroom, Shower Room/WC	12 month Assured Shorthold Tenancy from 6th November 2018	£974.31 p.c.m.

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.allsop.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.

