

## London W5

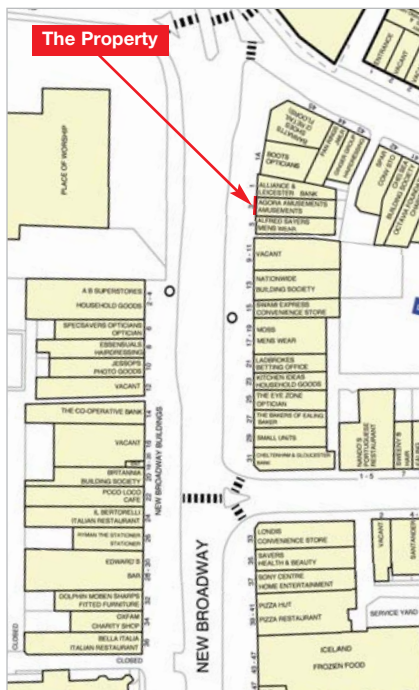
### 3 New Broadway Ealing W5 5AW

- **Freehold Shop Investment and Residential Development Opportunity**
- Shop let to Instant Cash Loans Ltd on a lease expiring in 2021
- Comprises shop, flat (2) in shell condition and maisonette (sold off)
- No VAT applicable
- Shop Rent Review 2016
- Total Current Rents Reserved

**£50,000 pa**

**Includes a 665 sq ft Flat to Complete**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

#### Location

Ealing is a prosperous West London suburb located between the M4 and A40 (Great Western Avenue), and just west of the A406 (North Circular Road). Ealing benefits from frequent underground and mainline rail services to Central London in the east, and Heathrow Airport to the west. The property is situated near to its junction with Ealing Broadway adjacent to Alliance & Leicester.

Other occupiers close by include Barratts Shoes, Nationwide, Santander, The Co-Op Bank, Ladbroke and Boots Opticians.

#### Description

The property is arranged on basement, ground and three upper floors to provide a newly fitted ground floor shop with basement, which is separately accessed from the rear together with three floors above. The first floor is not used and requires a complete fit out to provide a flat.

The second and third floors are a maisonette which has been sold off. The upper floors are accessed from the rear via an alleyway to the side of 5 New Broadway.

#### VAT

VAT is not applicable to this lot.

#### Planning (2)

Consent (Ref: P/2008/3829) was granted on 28th May 2009 for conversion to a 2 bedroom flat.

#### Documents

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

#### Viewings

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk)  
In the subject box of your e-mail, please ensure that you enter **Lot 12 London W5**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor & Basement	Instant Cash Loans Ltd (t/a The Money Shop) (1)	Gross Frontage 5.10 m Net Frontage 4.60 m Shop and Built Depth 20.55 m Basement 87.20 sq m	(16' 9") (15' 1") (67' 5") (935.00 sq ft)	10 years from 11.03.2011 Rent review in 5th year FR & I	£50,000 p.a.  Rent Review 2016
First Floor	Vacant	First Floor – Consent for Flat 68.5 sq m	(665 sq ft)	–	–
Second & Third Floor	Individual	Second & Third Floor – Residential	125 years from 29.09.2004	Peppercorn	Reversion 2136
<p>(1) Instant Cash Loans Ltd are the UK's No.1 for cheque cashing, cash advances and cash loans. They trade from over 350 stores throughout the UK. Website Address: <a href="http://www.moneyshop.tv">www.moneyshop.tv</a> For the year ended 30th June 2010, Instant Cash Loans Ltd reported a turnover of £95.094m, a pre-tax profit of £32.741m and a net worth of £40.63m. (Source: riskdisk.com 12.04.2011)</p>					
				<b>Total £50,000 p.a.</b>	

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** R Mander Esq, Mishcon De Reya. Tel: 0207 440 7000 Fax: 0207 404 5982 e-mail: [robert.mander@mishcon.com](mailto:robert.mander@mishcon.com)