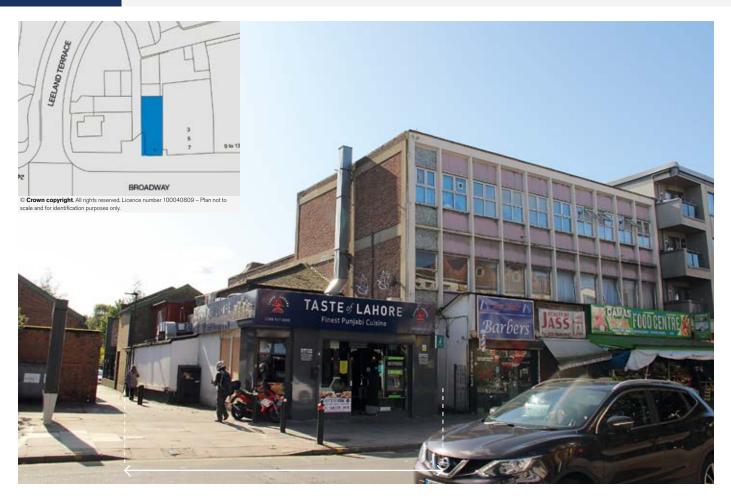
# Lot 17 1 Broadway, West Ealing, London W13 9DA

\*Reserve below £700,000 **Future Development Potential** 6 week completion



# SITUATION

Occupying a prominent trading position close to the junction with Leeland Terrace and amongst such multiples as Subway, British Heart Foundation, Iceland, Costa, Boots, William Hill and a host of local traders. There is also a public car park to the rear.

In addition, the property is just 1/3 mile from West Ealing Train Station (Chiltern Railways, GWR, TfL Rail lines) which is due to be served by Crossrail and it should provide a direct rail service westbound to Heathrow and eastbound to Bond Street in 15 minutes and Canary Wharf in 29 minutes.

West Ealing is a popular suburb which lies some 8 miles west of central London and 7 miles from Heathrow airport via the M4.

# PROPERTY

36

An end of terrace building comprising a Ground Floor Restaurant (currently with an ATM) with internal and separate side access to Ancillary Accommodation at rear first floor level.

### ACCOMMODATION

Ground Floor Restaurant (approx. 50 covers)

Gross Frontage 21'10" 18'9" Internal Width 23'10" widening at rear to 52'7" Restaurant Depth 68'4" Built Depth Approx. 400 sq ft Kitchen/Prep/Store Area 2 WCs **First Floor Ancillary** Area

# Approx. 555 sq ft incl. Bath/WC



The Surveyors dealing with this property are Jonathan Ross and Steven Grossman

For legal documents, please refer to page 8 of this catalogue

cessful Buyer will be liable to pay the Auctioneers an administration fee of Ω850 (including VAT) upon exchange of contracts \*Refer to points 9 and 10 in the 'Notice to all Bidders' page

# VAT is NOT applicable to this Lot

#### FREEHOLD

# **TENANCY**

The entire property is let on a full repairing and insuring lease to H. J. Butt & B. Hussain as a Punjabi Restaurant/Takeaway (visit: tasteoflahore.co.uk) for a term of 20 years from 25th December 2009 at a current rent of £35,500 per annum exclusive.

Rent Reviews 2021 and 4 yearly

Tenant's Break at anytime on 12 months prior notice.

There is a £7,500 Rent Deposit held.

Note: There may be potential for the development of a 4 storey block of flats to include commercial use on the ground floor, subject to obtaining possession and the necessary consents.

> Vendor's Solicitors Solomon Taylor & Shaw Tel: 020 7431 1912 Ref: Barry Shaw Email: barry@solts.co.uk