



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

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"
Internal Width	18'9"
widening at rear to	23'10"
Restaurant Depth	52'7"
Built Depth	68'4"
Kitchen/Prep/Store Area	Approx. 400 sq ft

2 WCs

First Floor Ancillary

Area Approx. 555 sq ft incl. Bath/WC

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.

£35,500 per annum

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

Vendor's Solicitors

Solomon Taylor & Shaw
Tel: 020 7431 1912 Ref: Barry Shaw
Email: barry@solts.co.uk

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

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders' page**