

2 Bond Street Ealing, London W5 5AA

Freehold Retail Investment

- Busy town centre location in affluent West London suburb
- Let to Essensuals Holdings Ltd until 2020 (subject to option) guaranteed by Mascolo Group Limited (1) (part of Toni and Guy International Ltd)

- Neighbouring occupiers include Pizza Express, Nando's, Santander and Bang & Olufsen
- In the same ownership for over 56 years
- Six Week Completion Available

lot 1

Rent
£32,650
per annum
exclusive



On behalf of Executors

Location

Miles: 5 miles north of Richmond
8 miles west of Central London
Roads: A40, A406 (North Circular Road), A4020, M4, M40,
Rail: Ealing Broadway Station (District and Central Lines and
London Overground)
Air: London Heathrow, London Gatwick

Situation

The property is prominently positioned on the west side of Bond Street, close to the junction with New Broadway. Bond Street forms part of Ealing one-way system and benefits from high passing traffic and pedestrian footfall.

Neighbouring occupiers include Pizza Express, Santander, Nando's and Bang & Olufsen. Ealing Broadway is some 450m from the property.

Description

The property comprises ground floor retail accommodation with basement ancillary accommodation. The upper floors comprise a single residential maisonette which is accessed from the rear.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	70.55 sq m (759 sq ft)	ESSENSUALS HOLDINGS LIMITED (guaranteed by MASCOLO GROUP LIMITED) (1) (2)	10 years from 05/07/2010 (3)	£32,500	05/07/2015
Basement	Ancillary	29.80 sq m (321 sq ft)				
First, Second, Third	Residential	Not Measured	INDIVIDUAL	99 years from 29/09/2000	£150	2033 and 33 yearly
Commercial Floor Areas		100.35 sq m (1,080 sq ft)			£32,650	

(1) The lease is guaranteed by Mascolo Group Limited until either the tenants pre-tax profits exceed 3 times the rent, assignment by the tenant or 5th July 2015 whichever is the sooner. For the year ending 31st August 2011 Mascolo Group Limited reported a turnover of £8,062,407, a pre tax profit of £534,322 and a total net worth of £8,314,156. (Source www.riskdisk.com 11/12/2012)
Toni and Guy International Limited are the Ultimate Holding Company of Mascolo Group Limited and Essensuals Holdings Limited. (Source www.riskdisk.com)

(2) Essensuals Holdings Limited trade from 34 salons in the UK as well as 28 salons internationally. As to the ground floor, the property has been sublet to a franchisee. (Source: www.essensuals.com 07/01/2013)

(3) The lease provides for a tenant option to determine the lease on 5th July 2015.

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