

# 48 The Broadway West Ealing, London W13 0SU

lot 5

### Freehold Retail Investment

- Shop let to Cancer Research UK until 2024
- Busy High Street location in affluent London suburb
- Planning Consent for four residential flats on upper floors
- Nearby occupiers include Subway, Halifax, Iceland, O2 and Boots Chemist

Rent  
£35,600 per  
annum  
exclusive



On behalf of  
Joint LPA Receivers

### Location

Miles: 1 mile west of Ealing Broadway  
5 miles north of Richmond  
8 miles west of Central London

Roads: A4020, M4 (Junction 2)

Rail: West Ealing Rail (13 minutes to London Paddington)

Air: London Heathrow

### Situation

The property is situated in a prominent position on the northern side of the busy Broadway (A4020) approximately 1 mile west of Ealing Broadway. Nearby occupiers include Subway, Halifax, Iceland, O2 and Boots Chemist.

### Description

The property comprises a ground floor retail unit with basement storage accommodation. There is a residential flat on the upper floors although planning consent has been granted for four residential flats (see Planning paragraph).

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Planning

Planning consent has been granted for the construction of a part two and three storey rear extension and the creation of a fourth storey to create four self contained flats (1 x one bedroom and 3 x two bedroom). For further details please go to Ealing Council Planning Dept ([www.ealing.gov.uk](http://www.ealing.gov.uk) Ref: PP/2014/2228).

### Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review (Reversion)
Ground	Retail	88.16 sq m (949 sq ft)	<b>CANCER RESEARCH UK (1)</b>	10 years from 15/04/2014 on a full repairing and insuring lease	£23,000	15/04/2019 (14/04/2024)
Basement	Storage	72.37 sq m (779 sq ft)	<b>INDIVIDUALS</b>	AST for 1 year from 01/07/2015	£12,600	(31/10/2010) (3)
First and Second	Residential (2)	-	-	-	-	-
<b>Total Commercial Floor Area</b>		<b>160.53 sq m (1,728 sq ft)</b>			<b>£35,600</b>	

(1) Cancer Research UK is the UK's leading cancer charity. They fund world-class research into all aspects of cancer, providing information and influencing public policy. Cancer Research UK run over 550 shops across the UK. (Source: [www.cancerresearchuk.org](http://www.cancerresearchuk.org) 27/08/2014)

(2) The upper floors benefit from planning consent for conversion to residential accommodation. Please see planning paragraph for further details.

(3) The tenants are holding over.

### For further details please contact:

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### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
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See: [www.acutus.co.uk](http://www.acutus.co.uk) for further details

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