

Lot 3, 42 St. Mary's Road, Ealing, London,

W5 5EU

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



Freehold Vacant Retail and Residential Opportunity

www.acuitus.co.uk

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Property Information

Freehold Vacant Retail and Residential Opportunity

- Excellent London Location in close proximity to the University of West London
- Full Vacant Possession providing immediate asset management opportunities
- Attractive local retail parade with high levels of occupancy
- Existing A5 Use (Sui Generis)
- Self Contained Three Bedroom Maisonette on the upper parts providing future break up or extension (subject to planning and necessary consents)

Lot

3

Auction

12/Jul/2022

Vacant Possession

Status

Available

Sector

High Street Retail/Residential

Auction Venue

Live Streamed Auction

Location

Miles

5 miles north of Richmond, 8 miles west of Central London

Roads

A40, A406 (North Circular Road), A4020, M4, M40,

Rail

South Ealing Station (Piccadilly) Ealing Broadway Station (District and Central Lines and London Overground)

Air

London Heathrow, London Gatwick

Situation

The property forms part of an attractive retail parade on the west side of St. Mary's Road (B455), close to its junction with Warwick Road. The surrounding area is formed of local retailer providers, a public house, a densely populated residential district and West London University's main campus. West London University has recently carried out a £50 million transformation in it's Ealing campus. The area therefore benefits from an excellent level of demand from both students and the local population. Neighbouring occupiers include a range of local retailers including estate agents, dental studio's, pubs, restaurants and cafes. South Ealing Station is some 600m to the south of the property.

Tenure

Freehold.

Description

The property comprises ground floor retail accommodation, previously utilised as a hot food takeaway, with basement ancillary accommodation. The two upper floors comprise a single residential 3 bedroom maisonette which is accessed either via the restaurant or via a door on St. Mary's Road. The property benefits from a paved garden to the rear.

VAT

VAT is not applicable to this lot.

Completion Period

6 Week Completion Available

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant
Ground	Retail	38.20	(411)	VACANT POSSESSION
Basement	Ancillary	16.38	(176)	
First	Residential	46.19	(497)	
Second	Residential	35.44	(381)	
Total		136.21	(1,465)	

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First Floor Rear Bedroom

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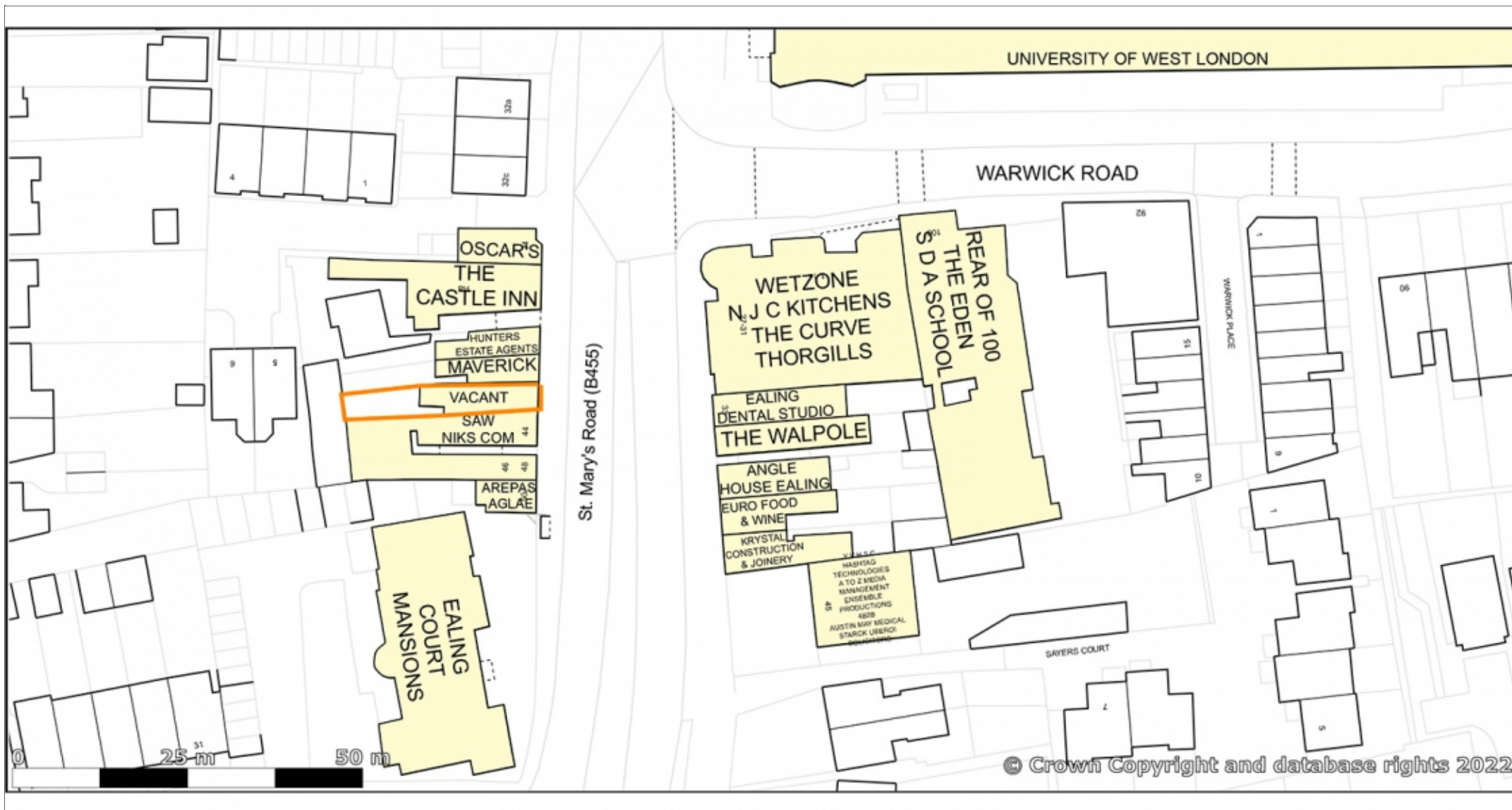


Second Floor Rear Bedroom

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September 2020