



SITUATION

Prominently located on the main A406 North Circular Road at the junction with Gunnersbury Lane, adjacent to a **BP Petrol Station/M&S Simply Food** and opposite a variety of independent traders, all serving this popular and sought-after residential area.

The property is conveniently located within 500 yards of Acton Town Underground Station (Piccadilly and District Lines) and benefits from excellent road access to the M4 and A40.

Ealing lies approximately 7 miles west of central London.

PROPERTY

A detached building comprising:

- A **Large Ground Floor Retail Unit**.
- **Residential Upper Part** (GIA Approx. 6,758 sq ft) with separate front access – Rebuilt in 2019 to include rear and side extension and new third floor comprising:
 - **4 Self-Contained Flats (each comprising 4 Studios each with Ensuite and shared communal fitted Kitchen) (16 Studios in total within the building - see Notes 1 & 2)**
 - **4 Self-Contained Flats (each 2 Beds each with Ensuite, Living Room, Kitchen and Terrace - see Note 3)**
 - **2 Self-Contained Flats (each 1 Bed with ensuite, Living Room with Ensuite, Kitchen and Terrace - see Note 3)**

The flats have been finished to a high standard and include uPVC double glazing, entryphone, gas central heating and fitted kitchens with white goods and electric hob & oven.

The property also includes a **Bike Store, Plant Room, Bin Store** and **Solar Panels**.

Refer to the Auctioneers for the floor plans and the video tours of Flats 2, 3 & 9 and the Common Parts.

VAT is applicable to the commercial element.

FREEHOLD

Note 1: Flats 1, 2, 5 & 6 (HMOs) are fully furnished where each Studio includes a bed, bedside table, chest of drawers and built-in wardrobe space.

Note 2: If mini kitchens are put in each of the 16 Studios, there is potential to apply for change of use from HMO to Residential (C3).

Note 3: Flats 3, 4, 7, 8, 9 & 10 are either part-furnished (to include beds, bedside tables and chest of drawers in the bedrooms) or fully furnished.

Note 4: There had been an Advertising Hoarding on the left flank wall which was previously let at £10,000 p.a. There may also be potential to erect an Advertising Hoarding on the right flank wall.

Note 5: This purchase may be subject to Stamp Duty Land Tax Relief for Multiple Dwellings provided completion takes place prior to 1st June 2024 – Applicants should consult their own advisors in this respect.

Note 6: There is a 6 week completion.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Rental	Remarks
Ground Floor Retail Unit	Gross Frontage 59'7" Internal Width 54'7" Built Depth 83'11" GIA Area Approx. 4,310 sq ft 2 WCs	Pets At Home Ltd (Having approx. 460 branches) (T/O for Y/E 30.03.2023 £1.27bn, Pre-Tax Profit £77.6m and Shareholders' Funds £1bn)	15 years from 26th October 2018	£114,000	FRI Rent Review 2028
Flat 1 (First Floor Flat – HMO) GIA Approx. 784 sq ft	Unit 1.1 – 1 Studio with En-Suite Shower/WC (plus use of shared Kitchen)	Individual	6 months from 1st May 2023	£8,580	AST Holding Over £650 Rent Deposit held.
	Unit 1.2 – 1 Studio with En-Suite Shower/WC (plus use of shared Kitchen)	Individual	6 months from 6th February 2024	£10,800	AST £900 Rent Deposit held.
	Unit 1.3 – 1 Studio with En-Suite Shower/WC (plus use of shared Kitchen)	Individual	3 years from 14th November 2019	£10,800	AST Holding Over £980.76 Rent Deposit held.
	Unit 1.4 – 1 Studio with En-Suite Shower/WC (plus use of shared Kitchen)	Individual	6 months from April 2024	£8,760	AST £650 Rent Deposit held.
Flat 2 (First Floor Flat – HMO) GIA Approx. 784 sq ft	Unit 2.5 – 1 Studio with En-Suite Shower/WC (plus use of shared Kitchen)	Individual	6 months from 8th November 2021	£8,340	AST Holding Over £625 Rent Deposit held.
	Unit 2.6 – 1 Studio with En-Suite Shower/WC (plus use of shared Kitchen)	Individual	6 months from 1st June 2023	£9,300	AST Holding Over £775 Rent Deposit held.
	Unit 2.7 – 1 Studio with En-Suite Shower/WC (plus use of shared Kitchen)	Individual	6 months from 1st May 2023	£8,280	AST Holding Over £625 Rent Deposit held.
	Unit 2.8 – 1 Studio with En-Suite Shower/WC (plus use of shared Kitchen)	Individual	6 months from 27th April 2023	£9,600	AST Holding Over £800 Rent Deposit held.
Flat 3 (First Floor Flat) GIA Approx. 630 sq ft	2 Bedrooms each with ensuite Shower/WC, Living Room, Kitchen & Terrace.	Individuals	6 months from 14th September 2022	£22,440	AST Holding Over £2,076 Rent Deposit held.
Flat 4 (First Floor Flat) GIA Approx. 630 sq ft	2 Bedrooms each with ensuite Shower/WC, Living Room, Kitchen & Terrace	Individuals	1 year from 5th July 2022	£20,400	AST Holding Over £1,700 Rent Deposit held.

TENANCIES & ACCOMMODATION (continued)

Property	Accommodation	Lessee & Trade	Term	Ann. Rental	Remarks
Flat 5 (Second Floor Flat – HMO) GIA Approx. 780 sq ft	Unit 5.15 – 1 Studio with En-Suite Shower/WC (plus use of shared Kitchen)	Individual	1 year from 1st November 2020	£9,000	AST Holding Over £865.38 Rent Deposit held.
	Unit 5.16 – 1 Studio with En-Suite Shower/WC (plus use of shared Kitchen)	Individual	6 months from 1st October 2021	£8,400	AST Holding Over £700 Rent Deposit held.
	Unit 5.17 – 1 Studio with En-Suite Shower/WC (plus use of shared Kitchen)	Individual	6 months from 1st May 2023	£9,120	AST Holding Over £695 Rent Deposit held.
	Unit 5.18 – 1 Studio with En-Suite Shower/WC (plus use of shared Kitchen)	Individual	6 months from 20th November 2023	£8,700	AST £725 Rent Deposit held.
Flat 6 (Second Floor Flat – HMO) GIA Approx. 780 sq ft	Unit 6.19 – 1 Studio with En-Suite Shower/WC (plus use of shared Kitchen)	Individual	6 months from 12th September 2022	£8,100	AST Holding Over £675 Rent Deposit held.
	Unit 6.20 – 1 Studio with En-Suite Shower/WC (plus use of shared Kitchen)	Individual	6 months from 12th September 2022	£8,340	AST Holding Over £695 Rent Deposit held.
	Unit 6.21 – 1 Studio with En-Suite Shower/WC (plus use of shared Kitchen)	Individual	6 months from 12th September 2022	£7,800	AST Holding Over £650 Rent Deposit held.
	Unit 6.22 – 1 Studio with En-Suite Shower/WC (plus use of shared Kitchen)	Individual	6 months from 28th November 2020	£8,340	AST Holding Over £500 Rent Deposit held.
Flat 7 (Second Floor Flat) GIA Approx. 650 sq ft	2 Bedrooms each with ensuite Shower/WC, Living Room, Kitchen & Terrace	Individuals	1 year from 1st July 2021	£20,700	AST Holding Over £1,725 Rent Deposit held.
Flat 8 (Second Floor Flat) GIA Approx. 650 sq ft	2 Bedrooms each with ensuite Shower/WC, Living Room, Kitchen & Terrace	Individuals	1 year from 1st September 2022	£20,400	AST Holding Over £1,700 Rent Deposit held.
Flat 9 (Third Floor Flat) GIA Approx. 535 sq ft	1 Bedroom with ensuite Shower/WC, Living Room with ensuite Shower/WC, Kitchen, Utility Room & Terrace	Individuals	1 year from April 2024	£18,810	AST £1,425 Rent Deposit held.
Flat 10 (Third Floor Flat) GIA Approx. 535 sq ft	1 Bedroom with ensuite Shower/WC, Living Room with ensuite Shower/WC, Kitchen, Utility Room & Terrace	Individuals	1 year from 25th November 2022	£21,000	AST Holding Over £1,750 Rent Deposit held.
				Total: £380,010 (see Note 7)	

Note 7: The rents for the HMO lettings include Council Tax, electricity and gas.



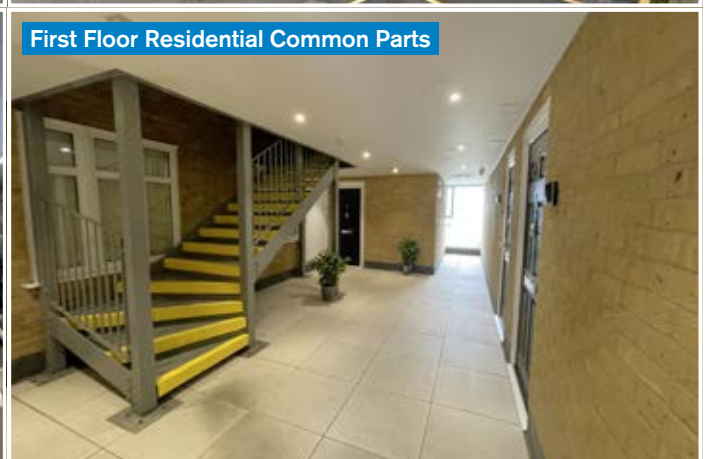
Rear of Property



Interior of Retail Unit



First Floor Residential Common Parts



£380,010 per annum

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

Vendor's Solicitors

Cahn Neill Solicitors

Tel: 020 7253 7781 Ref: John Clementson

Email: jclementson@cnsolicitors.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders'