

Lot 18-20

8, 8a, 8b The Quadrant, Little Ealing Lane, London W5 4EE

**GUIDE PRICE: 8: £160,000 8B: £140,000
8A: £470,000**



THIS INTERESTING INVESTMENT AND DEVELOPMENT OPPORTUNITY IS BEING OFFERED AS INDIVIDUAL LOTS ALTHOUGH THE AUCTIONEERS RESERVE THE RIGHT TO SELL AS ONE COMBINED PURCHASE.

No 8 The Quadrant is a lock-up bridal shop let on a full repairing and insuring lease for a sixteen year term commencing on 23 December 2010 at rent of £14,000 per annum with 4 yearly rent reviews. This lot is sold with the benefit of the on-going income.

Lock-up shop No 8b The Quadrant is let to a flower shop for a term of sixteen years from 29 September 2010 on a full repairing and insuring basis at a rent of £12,000 per annum with 4 yearly rent reviews.

No 8a The Quadrant consists of a three bedroom residential flat currently let on an Assured Shorthold Tenancy for a 12 month term from 18 September 2010 at a rent of £1400 pcm (£16,800 pa). This property also includes the side garage area that has been granted planning permission under Ref PP/2010/4166 to provide a two storey

side and rear extension in conjunction with conversion of the existing three bedroom flat into 3 x one bedroom flats and to also provide a ground floor retail unit with class A1 usage. The property is sold with the benefit of this ongoing investment income and the benefit of the planning permission for the development and conversion.

Plan and drawings are available for inspection at the offices of the Auctioneers.

ACCOMMODATION

No. 8: total overall area approximately 405sq ft
No. 8b: total overall area approximately 472sq ft
No 8a – three bedroom accommodation

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Ealing

020 8825 5000

Rateable Value:

No 8: £6,600

No 8b: £6,400

Council Tax Band for 8a: C

VENDORS SOLICITORS

Simon & Co

28 South Road

Southall

Middlesex

UB1 1RR

020 8571 3883

VIEWING TIMES

By appointment through the Auctioneers and at the courtesy of the tenants.

JOINT AUCTIONEERS



Dalingtons, 149 South Ealing Road,
London W5 4QP

020 8566 5050

STARTING BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN

FINAL BID