

Lot 3

14/14a South Ealing Road,
Ealing, London W5 4QA

GUIDE PRICE: £120,000



**FREEHOLD REVERSIONARY SHOP AND
GROUND RENT INVESTMENT**

This terraced dwelling, arranged over three floors, consists of a commercial premises formerly trading as a bookmakers and currently occupied by a firm of solicitors, together with a split level maisonette above that has been sold on a long lease. The ground floor of the premises is let on a full repairing and insuring lease for a term of 5 years from 6th April 2009 at a below market rent of £5000 pa therefore in our opinion there is certainly the possibility of a significant uplift at the end of the term. The split level maisonette above has been sold on a lease of 125 years from 25th March 1988 at a ground rent of £100 pa. The property is sold with the benefit of this ongoing income. We understand that VAT is not applicable to this lot.

ACCOMMODATION

Ground floor: gross frontage 17', net frontage 12', built depth 45'3"

Lessee: B Jhatt & E H Fatimer t/a Elthorne Solicitors

Upper floors: consisting of 4 rooms, kitchen, bathroom

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Ealing 020 8825 5000

VENDORS SOLICITORS

Mrs R Kang, Duncan Lewis & Co, 17-19 Peterborough Road, Harrow, Middlesex HA1 2AX 020 8515 3674

VIEWING TIMES

By appointment through the Auctioneers

JOINT AUCTIONEERS



Dalingtons, 149 South Ealing Road, London W5 4QP 020 8566 5050