

Lot 13

14-16 Bond Street, Ealing,
London W5 5AA

GUIDE PRICE: PRICE ON APPLICATION



LANDMARK BUILDING WITHIN CENTRAL EALING LOCATION

This landmark building situated within Ealing Town Centre offers spacious accommodation over 10,863sq ft, covering 6 floors. The existing building consists of two shop units and various other accommodation that includes gyms, studios, changing rooms and offices. The property is in need of a certain amount of repair and also offers scope for further extension subject to obtaining any relevant planning permission that may be required. In our opinion the property offers scope for numerous uses subject to obtaining any relevant planning consent that may be required. Our investigations indicate that a planning application in 2007 for a mixed commercial and residential development scheme was subsequently withdrawn although this may of course be resubmitted to the local planning authority. We believe that the property may be suitable for this type of conversion or use as a gymnasium facility or other similar uses. The property is mainly a brick construction and also offers an excellent commercial angle in that a number of major occupiers also trade within Ealing Town Centre such as major banks, Marks & Spencer,



WHSmith, HMV, Next, Monsoon and Argos. The property is offered for sale with the benefit of full vacant possession and will be of interest to investors and developers.

LOCATION

Bond Street forms part of the one way system around Ealing Broadway Town Centre and connects St Mary's Road to New Broadway at the junction of the town hall. Ealing Broadway consists of multiple shopping facilities with various bus connections and Ealing Broadway station that provides Central and District Lines on the underground system and is on the mainline that connects London Paddington to the West as well as the push-pull to Greenford. Good road links serve the area including the A40, A406, A4/M4 providing easy access to other road links such as the M1 and M25 motorways. Heathrow Airport is located approx 7 miles to the South West.

ACCOMMODATION

No 14: Ground floor approx 2775sq ft
Basement approx 3652sq ft
Mezzanine floor approx 199sq ft
1st floor approx 1761sq ft
2nd floor approx 831sq ft
3rd floor approx 724sq ft
Total area: approx 9942sq ft
No 16: Ground floor approx 339sq ft
Mezzanine floor approx 205sq ft
Basement approx 377sq ft
Total area: 921sq ft

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Ealing: 020 8825 5000
Adopted Rateable Value: No. 16 – £20,000
No. 14 – £65,000

VENDORS SOLICITORS

John Durham, Vizards Tweedie
Barnards Inn, 8 Fetter Lane
London EC4A 1AD
020 7405 1234

VIEWING TIMES

5/2 @ 12 noon, 10/2 @ 12 noon, 17/2 @ 12 noon

STARTING BID

FINAL BID

NOTES