

Lot 32, 141 South Ealing Road, Ealing, London,

W5 4QP

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



Freehold Commercial, Residential and Development Opportunity

www.acuitus.co.uk

Lot 32, 141 South Ealing Road, Ealing, London,

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Property Information

Freehold Commercial, Residential and Development Opportunity

- Vacant ground floor shop with a separately-accessed, vacant 2-bed flat on the first floor
- Includes 2 secure car parking spaces to the rear
- Development/Change of Use Opportunities (subject to consents)
- Established and affluent commercial and residential location - a short walk to South Ealing Tube Station
- Nearby occupiers include Co-operative convenience store, Costa Coffee, Pizza Hut and a number of independent retailers and restaurants
- VAT not applicable

Lot

32

Auction

25th September 2024

Vacant Possession

Status

Available

Sector

High Street
Retail/Residential/Development

Auction Venue

Live Streamed Auction

On the Instructions of Dignity
Funeral Directors

Location

- Miles** 8 miles west of Central London
- Roads** A40, A406 (North Circular Road), A4020, M4, M40,
- Rail** South Ealing and Northfields Underground Station (Piccadilly Line)
- Air** London Heathrow Airport, London Gatwick Airport

Situation

The property is prominently situated in an established commercial and residential location, on the corner of South Ealing Road, at its junction with Durham Road, about 300 yards from South Ealing Underground Station (Piccadilly Line). Nearby occupiers include Co-operative convenience store, Costa Coffee, Coral, Pizza Hut and a number of independent retailers and restaurants.

Tenure

Freehold.

EPC

The EPC will be available to view online in the solicitor's legal pack.

Description

The property comprises a well-configured shop arranged on the ground floor with a separately-accessed two-bed flat on the first floor. The property benefits from 2 secure car parking spaces to the rear.

VAT

VAT is not applicable to this lot.

Viewings

There will be two accompanied viewings date on Friday 13th September and Friday 20th September, both from 11:30am to 12:30pm. If you would like to inspect, please confirm your attendance with your name and mobile number to henry.john@acuitus.co.uk

Completion Period

Six Week Completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	
Ground First	Retail/Ancillary Residential flat - 2 bed		98.22 70.00	(1,057) (753)	VACANT
Total			168.22	(1,810)	

NB: Please note that there is a restriction on funeral use for this property - please see the legal pack for details.

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2024