

lot 28

86 Broadway
West Ealing, London W13 0SY

Rent
£50,000
per annum
exclusive

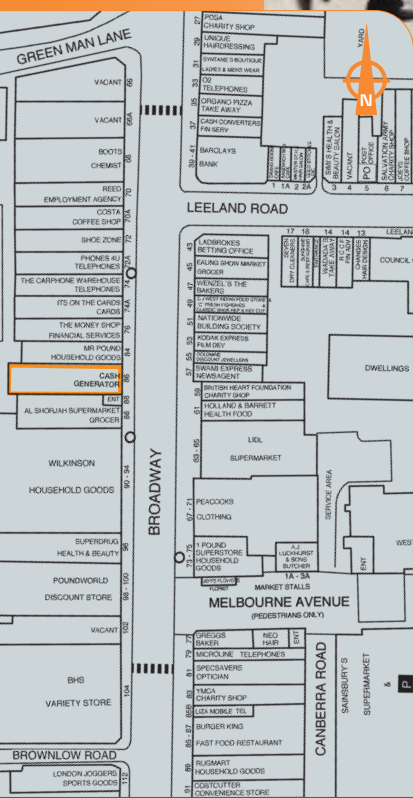
Freehold Retail Investment in Affluent
London Suburb

- Busy High Street location in affluent London suburb
- Entirely let to Cash Generator Limited on a new 10 year lease until 2022
- Nearby occupiers include Carphone Warehouse, Nationwide, Barclays Bank, Holland & Barrett and Superdrug
- Six Week Completion Period Available



On behalf of
Joint LPA
Receivers

Wedlake Bell



Location

Miles: 1 mile west of Ealing Broadway
5 miles north of Richmond
8 miles west of Central London

Roads: A4020, M4 (Junction 2)

Rail: West Ealing Rail (13 minutes to London Paddington)

Air: London Heathrow

Situation

The property is situated in a prominent position on the northern side of the busy Broadway (A4020) approximately 1 mile west of Ealing Broadway. Nearby occupiers include Carphone Warehouse, Nationwide, Barclays Bank, Holland & Barrett and Superdrug.

Description

The property comprises a ground floor retail unit with first floor ancillary accommodation.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	172.86 sq m (1,861 sq ft)	CASH GENERATOR LIMITED (1)	10 years from 27/02/2012 until 26/02/2022 on a full repairing and insuring lease	£50,000	27/02/2017
First	Ancillary	109.09 sq m (1,174 sq ft)				
Totals					£50,000 (2) (3)	

- (1) For the year ending 29th January 2011, Cash Generator Limited reported a turnover of £13,714,684, pre-tax profits of £2,052,423 and a total net worth of £4,059,979. (Source: www.riskdisk.com 18/04/2012)
- (2) The tenant is currently benefiting from a rent free period until 27th April 2013. The seller has agreed to adjust the completion monies so that the property will effectively produce £50,000 p.a.x. from completion of the sale
- (3) By personal arrangement the rent is payable monthly, not quarterly.

For further details please contact:

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