

# 2 & 4 Spring Bridge Road Ealing, London W5 2AA

lot 1

**Freehold Retail and Residential Investment**

- Majority let until 2023
- Prominent corner location some 60 metres from Marks & Spencer, The Broadway and Ealing Broadway Shopping Centre
- Situated immediately east of 'Dickens Yard', the major St George's regeneration project
- 300 metres from Ealing Broadway Underground & Railway Station (Central & District lines)

Rent **£45,030** per annum exclusive



**Location**

Miles: 300 metres from Ealing Broadway Station  
11 miles west of Central London

Roads: A4020, M4

Rail: Ealing Broadway (10 minutes to London Paddington)

Air: Heathrow Airport (6 miles)

**Situation**

The property is situated in a prominent corner location on the west side of Spring Bridge Road opposite the Arcadia Shopping Centre and some 60 metres from its junction with The Broadway, New Broadway and the High Street. Other nearby occupiers include Marks & Spencer, HMV, TK Maxx and Mothercare.

St George's are currently developing 'Dickens Yard', a major regeneration project that will provide 698 new apartments, traffic free thoroughfares, boutique shops and cafes. For further information, please visit [www.stgeorgeplc.com](http://www.stgeorgeplc.com)

**Description**

The property comprises TWO RETAIL UNITS on ground and basement floors with a RESIDENTIAL FLAT on the first floor comprising five rooms, kitchen, bathroom and separate WC.

**Tenure**

Freehold.

**VAT**

VAT is not applicable to this lot.

**Tenancy and accommodation**

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/(Reversion)
No. 2	Basement	Retail	60.11 sq m (647 sq ft)	<b>BATHROOMS &amp; TILES DIRECT LTD (1)</b> (t/a Top Bath)	15 years from 28/08/2008	£30,000	28/08/2011 and 3 yearly thereafter
	Ground	Retail	65.42 sq m (704 sq ft)				
<b>Total</b>			<b>125.53 sq m</b> <b>(1,351 sq ft)</b>				
No. 4	Basement	Workshop	22.29 sq m (240 sq ft)	<b>INDIVIDUAL</b> (t/a BARBARA TOBIAS) (2)	3 years from 13/08/2009	£15,000	(12/08/2012)
	Ground	Retail	24.17 sq m (260 sq ft)				
<b>Total</b>			<b>46.46 sq m</b> <b>(500 sq ft)</b>				
	First	Residential	Not measured - 5 Rooms, Kitchen, Bathroom and Separate WC	<b>INDIVIDUALS</b>	99 years from 25/03/1986	£30 (3)	25/03/2016 and 25/03/2046
<b>Totals</b>			<b>171.99 sq m</b> <b>(1,851 sq ft)</b>			<b>£45,030</b>	

(1) For the year ending 28th February 2010, Bathrooms & Tiles Direct Ltd reported a turnover of £168,000, pre-tax profits of £10,000 and a total net worth of £1,000. (Source: [www.riskdisk.com](http://www.riskdisk.com) 12/08/2010)  
 (2) Barbara Tobias offers high quality, affordable design, tailoring and styling for men, women and children. (Source: [www.barbaratobias.com](http://www.barbaratobias.com) 20/08/2010)  
 (3) Please note that the current rent of £30 p.a.x. will increase to £60 p.a.x. from 25th March 2016 and will increase to £90 p.a.x. from 25th March 2046 until the end of the lease.

**For further details please contact:**

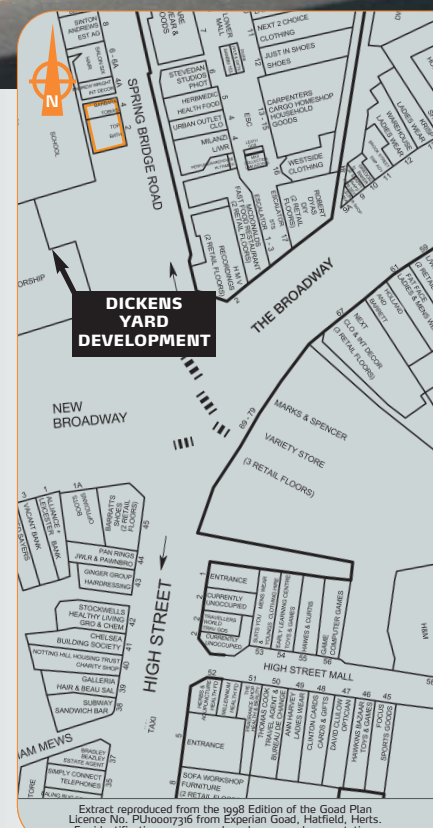
**Jo Cordrey**  
Tel: +44 (0)20 7034 4854 Fax: +44 (0)20 7034 4869.  
Email: [jo.cordrey@acuitus.co.uk](mailto:jo.cordrey@acuitus.co.uk)

**Gwen Thomas**  
Tel: +44 (0)20 7034 4857 Fax: +44 (0)20 7034 4869.  
Email: [gwen.thomas@acuitus.co.uk](mailto:gwen.thomas@acuitus.co.uk)

[www.acuitus.co.uk](http://www.acuitus.co.uk)

**Solicitors:**

**YVA Solicitors**  
YVA House, 811 High Road, London N12 8JT.  
Tel: +44 (0)20 8445 9898 Fax: +44 (0)20 8445 9199.  
Email: [mvotsis@yvasolicitors.com](mailto:mvotsis@yvasolicitors.com)  
Ref: Michael Votsis.



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