



VANDERWALD

FOR SALE

113–117 Gunnersbury Avenue
London, Ealing, W5 4LR



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Description:

We are pleased to bring to market this commercial investment property in Ealing. The property presents an excellent opportunity to acquire a long lease on a large retail unit centrally located in Ealing. The property is on the ground floor of a 4 story building. the unit is approximately 4,310 sq ft, with ample frontage of nearly 60 ft.

The shop is let to Pets at Home at a rent of £95,000 on an FRI lease expiring on October 25, 2033. There is a rent review in 2028.

Key Features:

- Tenure – New 999 year lease
- Current rental income of £95,000 p.a.
- GIA of around 4,310 sq ft
- Price: £1,300,000 ex-vat
- Vat is applicable to this property but it is expected to be able to be treated as a TOGC

Location:

Ealing is a very popular residential area of west London, just 7 miles from central London. The property is located on the busy A406 – North Circular Road, at the junction with Gunnersbury Lane. It is in close proximity to Acton Town station.

Occupiers close by include BP Petrol, M&S Simply Food, and a range of local, national and independent retailers and pubs.

Vanderwald Estates have represented the information here based on information provided by the vendor. All potential buyers should only rely on their own due diligence and inspections.

