



VANDERWALD

FOR SALE

42 South Ealing Rd

London W5 4QA



Vanderwald Estates Ltd  
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### Description:

We are pleased to bring to market this excellent investment opportunity. The property is a lock-up commercial unit on the ground floor of a three-story terraced parade. The unit has an approximate gross internal area of 86.6 sqm / 933 sq ft. Currently it is being used as a café, let to Babki Ltd on a 12 year lease from November 1, 2019, with rent reviews every 4 years.

### Key points:

- Ground floor commercial unit trading as a café
- To be sold on a new long lease
- Rental income of £23,000
- Let until October 31, 2031
- Approx. area is 86.6 sqm / 933 sq ft
- Price: £310,000 +vat
- Subject to VAT, but we understand that it can be treated as a TOGC

### Location:

South Ealing is an affluent area in west London, which is highly desirable. Ealing has been designated as a major metropolitan area in the London Plan. It is an urban residential area with many green spaces, and especially known for Walpole Park. It has many cultural points of interest as well as popular pubs and restaurants.

The property is located on an established retail parade on South Ealing Road. It is 200m from South Ealing station, serviced by the Piccadilly Line.

Occupiers close by include Sainsbury's, Argos, Costa and a range of local boutiques and national retailers.

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.







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