



VANDERWALD

FOR SALE

48 South Ealing Rd

London W5 4QA



Vanderwald Estates Ltd  
[vanderwald.co.uk](http://vanderwald.co.uk)  
[info@vanderwald.co.uk](mailto:info@vanderwald.co.uk)  
020 8157 7450

### 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 25.4 sqm / 273 sq ft. The unit has a prime corner position with frontage on to South Ealing Road and Lothair Road.

The unit is recently leased to an established barber for 15 years, at a yearly rent of £18,000

### Key points:

- Excellent location with good frontage
- To be sold on a new long lease
- Approx. area is 25.4 sqm / 273 sq ft
- Let until 2039 on an FR&I lease
- £18,000 rental income
- Rent reviews every five years. No breaks
- Price: £230,000 +vat

### Location:

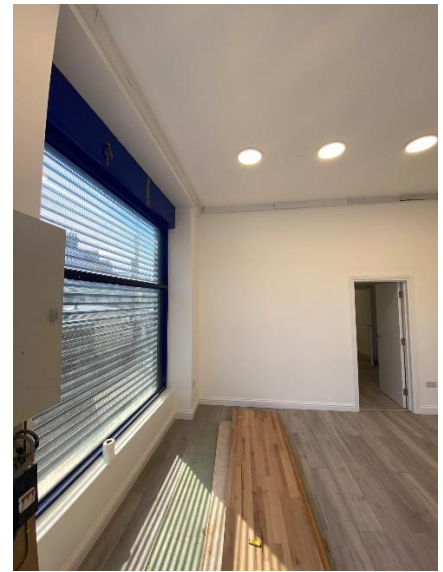
South Ealing is an affluent area in west London, which is highly desirable. Ealing has been designated as a major metropolitan area in the London Plan. It is an urban residential area with many green spaces, and especially know for Walpole Park. It has many cultural points of interest as well as popular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

The property is located on the corner of South Ealing Road and Lothair Road, on an established retail parade. 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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