

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 with prime corner position with frontage on to South Ealing Road and Lothair Road.

Property is subject to vat, but can be a TOGC

**PROPERTY SUMMARY :**

- Tenure: New long lease
- £18,000 p.a. rental income
- 15 year lease (11/2039) no breaks
- Rent review every 5 years
- Approx. area is 25.4 sqm / 273 sq ft



**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 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.

