

**78-80 Northfields Avenue
Ealing
W13 9RR**



Commercial and Residential Property

FOR SALE

3,075 sq. ft (285.67 sq. m) approx.

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www.michaelrogers.co.uk

Location

The property is located on Northfields Avenue in the London Borough of Ealing. West Ealing offers a wide range of shops, restaurants, and bars, while Walpole and Lammas Park are easily accessible. Local transport links are available nearby with Northfields Station (Piccadilly Line) and West Ealing Station (National Rail).

The Property

The ground floor of 78-80 Northfield Avenue W13 9RR is a former bank built in 1927 of Portland stone. The unit has since been converted to a restaurant. The property benefits from two entrances, a bar and restaurant area, a floor to ceiling height of over 14.5 feet, kitchen, male and female WC's, stores, cellar and rear access.

The ground floor consists of some 1,575 Sq ft.

Above the unit there are two flats.

Flat 1 has 3 bedrooms (one en-suite), reception room, kitchen, bathroom, study and a terrace.

Flat 2 is a studio flat with a kitchen, bathroom and a terrace.

Both flats total 1,500 Sq ft (139.35 Sq m)

Both are accessed at the rear of the building.

Planning potential

Subject to planning there is potential to increase the amount of residential.

Leases

The tenant on the ground floor is holding over and is paying a rent of £27,000 per annum exclusive.

The flats are held on Assured Shorthold Tenancies.



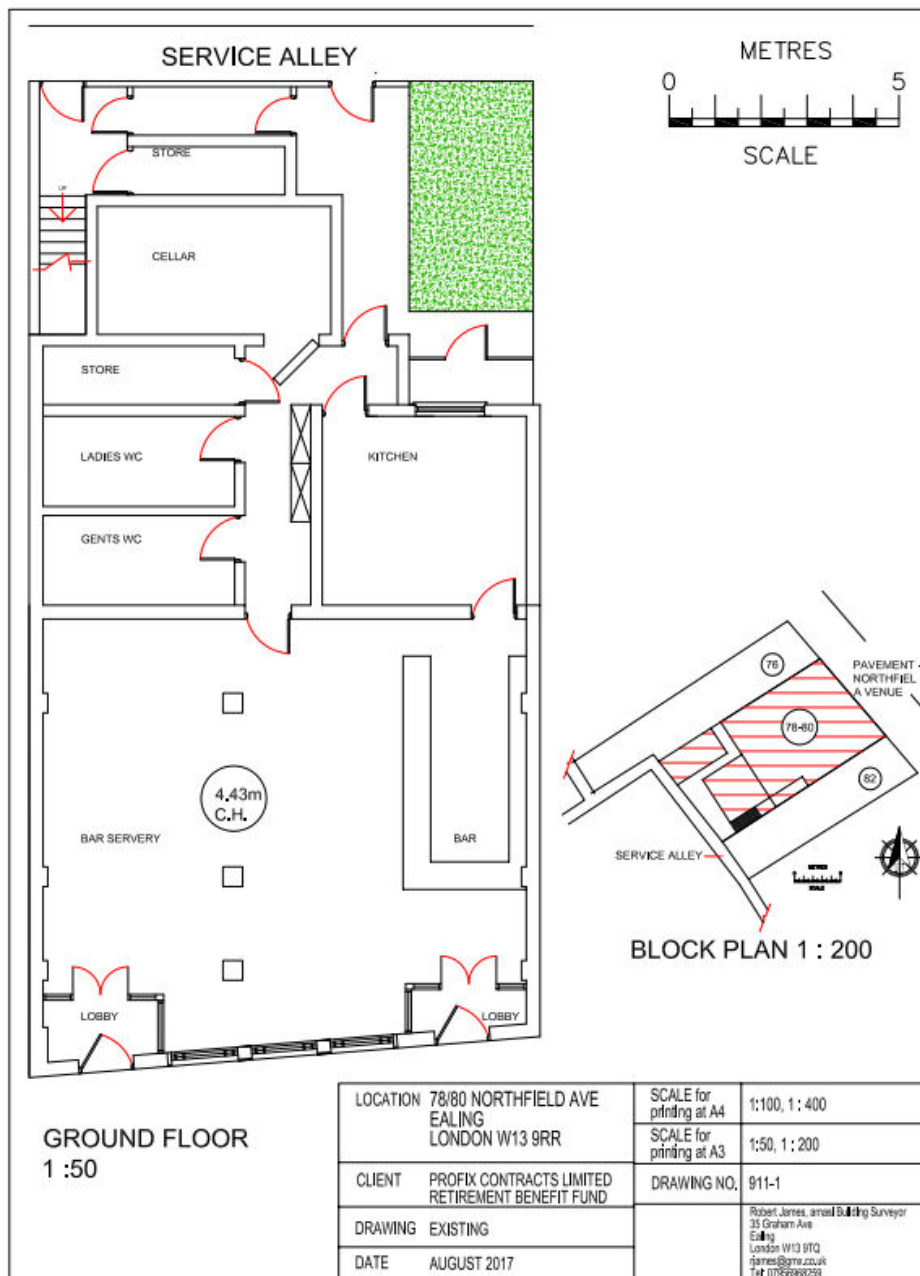
Rates

The commercial unit has a rateable value of £33,750.

The flats are in band A and band C.

Energy Performance Certificate

B27.



Terms

Freehold.

Price

Upon application

Legal Costs

Each party to cover their own legal costs.

Anti Money Laundering

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

Viewings

For further information please contact:

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Subject to Contract September 2023

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