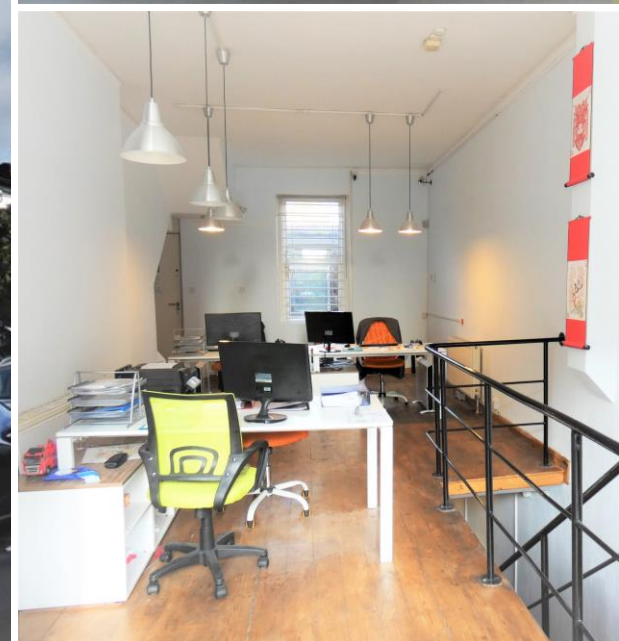


**FREEHOLD  
FOR SALE**

**VACANT GROUND + LOWER GROUND FLOOR, WITH RESIDENTIAL UPPER PARTS SOLD ON LONG LEASE**



**69 The Grove, Ealing, London, W5 5LL**

**GROUND + LOWER GROUND FLOOR HAS PLANNING PERMISSION UNTIL FEB 2020 TO CONVERT TO A SINGLE C3 ONE BEDROOM DUPLEX APARTMENT**

**1,067 sq. ft.  
(99.19 SQ M.)**



**VOKINS**  
CHARTERED SURVEYORS  
**020 8400 9000**  
[www.vokins.co.uk](http://www.vokins.co.uk)

# 69 The Grove, Ealing, London, W5 5LL

## Location

The property is located within half a mile distance from The North Circular providing good access to Central London, Heathrow, the M4 and wider motorway network.

Ealing Broadway Station (British Main Line) is within approximately 7 minutes walk and Ealing Common (Piccadilly Line) is also not far from the subject property.

There are cafes and other facilities at Ealing Broadway Shopping Centre which is located within 5 minutes walk from the property. Wembley Stadium complex, Brent Cross and Westfield shopping centre is within a reasonable driving distance of the property.



North Circular	0.5 miles
A40- Western Avenue	1.7 miles
M4 – Brentford	1.8 miles
Heathrow Airport	7.3 miles
Ealing Broadway (Main Line)	0.3 miles
Ealing Common (Underground)	0.6 miles
North Ealing Underground	0.9 miles
South Ealing (Underground)	0.9 miles

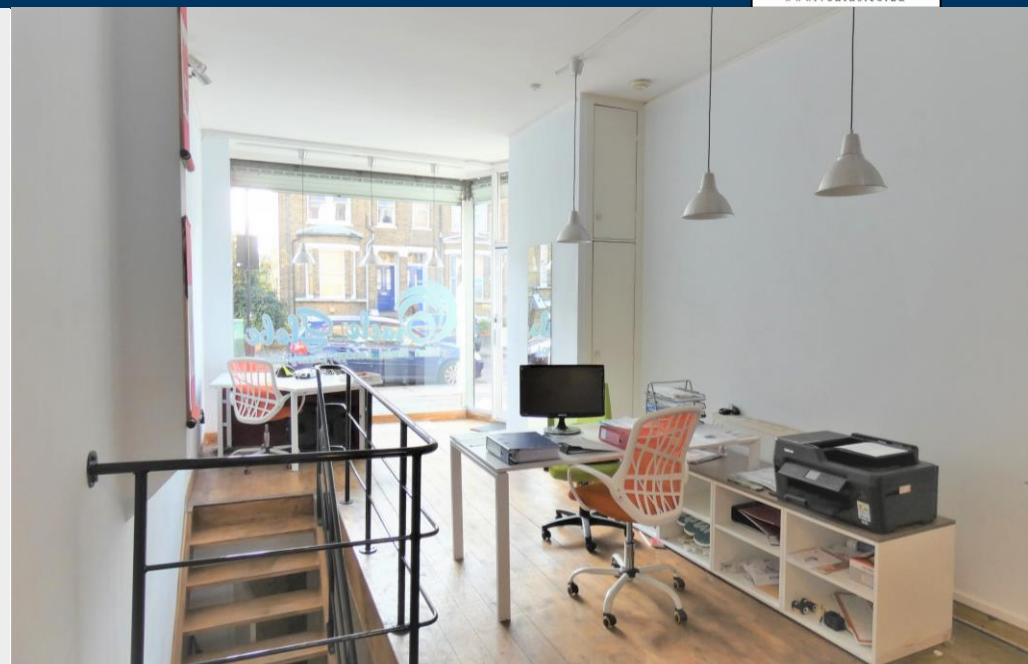
## The Property

The property is situated within walking distance of the town centre and comprises vacant ground floor and lower ground floor retail space, with access and frontage onto The Grove.

## Accommodation

The approximate vacant floor areas are as follows: -

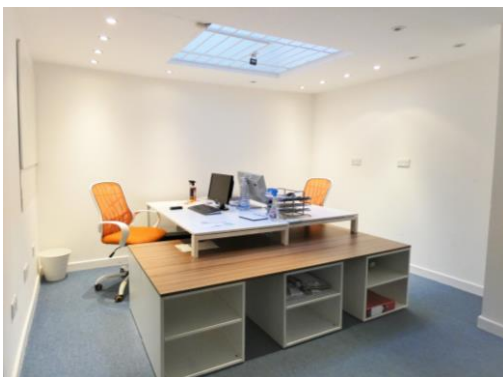
	Area Sq. Ft.	Area Sq. m.
Ground Floor	414	38.48
Lower Ground Floor	653	60.71
<b>TOTAL</b>	<b>1,067</b>	<b>99.19</b>



## Amenities

The property offers the following amenities: -

- Air conditioning unit lower ground floor, (not tested)
- Spot lighting
- Perimeter trunking
- Kitchen facilities
- Central heating
- Separate male and female WC's



## Terms

Guide price: Offers in excess of £320,000.

The freehold will comprise a vacant ground and lower ground floor premises, plus a ground rent from a single flat above, over 2 floors sold off on a lease for a term of 125 years from 30 January 1989 currently producing £75 per annum, subject to review on 30 January 2029 to £150 per annum, rising to £225 per annum from 30 January 2069.

## Rates

We understand from the Valuation Office Agency website that the rateable value for the retail unit at 69 The Grove, Ealing is £5,600.

2019 /2020 rates payable = approximately £2,822.40 per annum.

Businesses may be able to claim 100% relief from payment of business rates from London Borough of Ealing if this is their only commercial property. Further details for London Borough of Ealing.

## VAT

VAT is not applicable

## EPC

Rating: D (98) is available

## Legal Costs

Each party to bear their own legal costs.

## Viewing

Strictly through prior arrangement with sole agents Vokins.



Note: Planning Permission was granted on 8 February 2017 for Change of Use from A1 (Retail) to C3 (Residential) to create 1 x 1 bedroom unit at lower and ground floor levels; associated external alterations to rear elevation – ref 163418FUL: See London Borough of Ealing Planning Portal

### Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars.

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