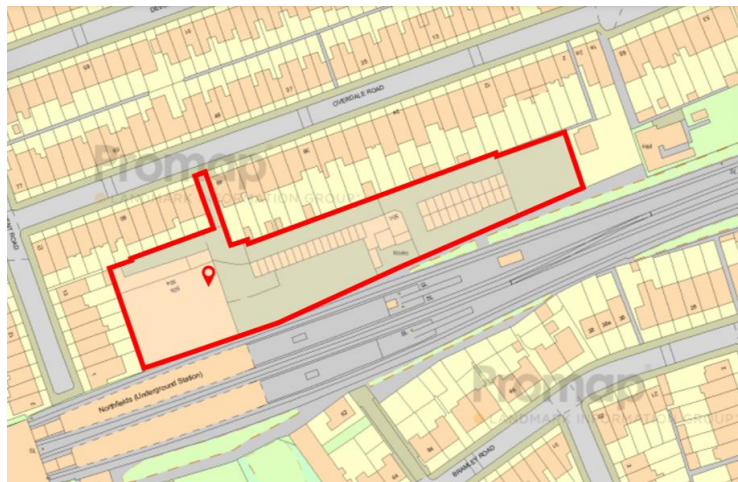


FOR SALE

1.27 Acres (0.51 Hectares)



Land To Rear Of 6-48 Overdale Road, Ealing, London, Greater London, W5 4TT

INDUSTRIAL / RESIDENTIAL DEVELOPMENT OPPORTUNITY

- Income Generating
- Planning Ref: 244156FUL For Consented Residential Scheme
- Currently Consisting Of Industrial Units, Lock-Up Garages & Yard
- Within Walking Distance Of Train Station



Mayfair
0207 078 7090

LAND TO REAR OF 6-48 OVERDALE ROAD, EALING, LONDON, GREATER LONDON, W5 4TT

Location

The site is accessed via Overdale Road between No. 48 - 50. Directly to the southern boundary of the site is the Piccadilly Underground line to Northfields Station which, by foot, is approx 0.1 miles from the site. Furthermore South Ealing Underground is located approx 0.3 miles to the east. In terms of bus connections, Northfield Avenue stop is located 0.1 miles to the west of the site. The site is within easy walking distance of local shops and amenities, as are Fielding Primary School, Little Ealing Primary School & Mount Carmel Catholic Primary School. Other education providers in the nearby area are Elthorne Park High School, Clifton Lodge School, Avenue House School & St Benedicts School. Lammas & Walpole Park are also nearby.

Description

The site is spread over approx 1.248 acres. Currently the site consists of 48 lock-up garages, open-storage land and two industrial units. The industrial units are leased to a car repair & service business and have an approximate gross internal area of 10,786sq.ft. (1,002.07sq.m) combined (not to include any of the lock up garages included within their lease). A small number of the lock-up garages have been combined and are let temporarily to a carpenter, referred to as "The Old Carpenter's Workshop" & small yard. The site is under utilised at present, as predominantly vacant due to a focus having been made to securing the residential planning permission - now obtained.

The site has the benefit of planning permission for 27 townhouses and 14 apartments (Planning Ref: 244156FUL). It is believed that the CIL payment will be circa £137,019, a S106 payment will also be due. Interested parties are invited to make their own enquiries to the CIL & S106 payments. It is also understood that the site need not allow for social housing (variation 252373VAR), again prospective purchasers are invited to make their own enquiries in this regard to confirm. Small side note to the planning, trees T22 & T23 have been removed.

In summary, the site is well suited to the residential development that has now been secured, or the potential redevelopment as industrial units / open storage (Subject to planning). Alternatively the site could be modernised and let as currently configured, as under utilised at present.

Please note the areas detailed within the table have been calculated from online software.

Accommodation

	Sq.Ft.	EPC
Garages 1 - 10	2,202	
Garages 11 - 26	2,551	
Garages 28 - 48	3,524	
Builders Yard (WL1)	6,357	
The Old Carpenters Workshop	694	
Unit A27	2,056	
Old Carpenters Workshop Yard (WL2)	512	
Units 50a & 50b	10,917	D79 - D93
TOTAL	28,813	

Terms / Price

£6,000,000 O.I.R.O.

The site is being offered Freehold with the benefit of the existing commercial tenant within 50A & 50b, to include garages 1 - 10. The other tenants on the estate will vacate pre-completion of the sale, following exchange of contracts, as these smaller lettings are on short term flexible arrangements.

As indicated above, 50A & 50B to include garages 1 - 10, which are leased to a single tenant at an annual rental of £145,000 per annum. Lease expiry 4th December 2034. There is a mutual option to determine the lease in 2029, subject to 6 months prior written notice having been served. The existing tenant had previously indicated they may leave prior to this date, if incentivised to do so by the new owners.

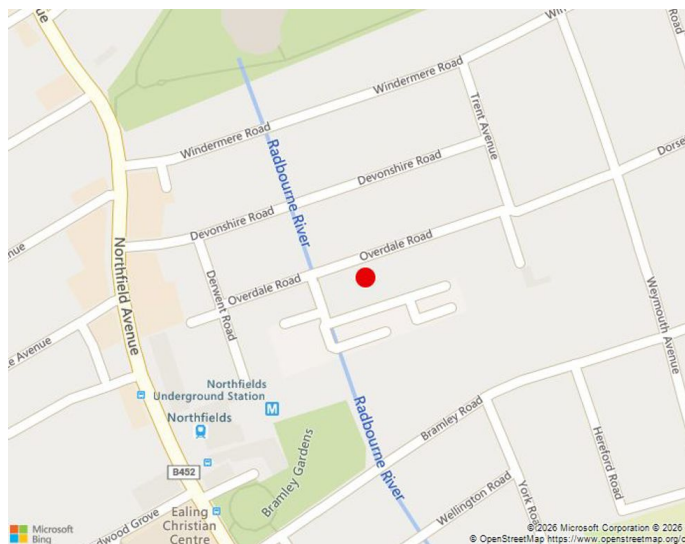
The current owners will entertain offers as and when they are received. At this stage there is not a deadline set for offers to be received by a certain date. Interested parties are therefore invited to make their interest known as quickly as possible.

To comply with our legal responsibilities as marketing agents, under Anti-Money Laundering law, it will be necessary for the successful purchaser to provide documentation and proof of funds to verify their identity, before the sale can progress. Of which there is a small charge affiliated. Each party to bear their own professional and legal costs incurred throughout the legal process.

The site is not believed to be elected to pay VAT.

Viewing Arrangements:

Viewings are to be accompanied by Kempton Carr Croft and made by prior appointment only due to the tenanted nature of part of the site.



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Disclaimer: These particulars are for general information purposes only and do not represent an offer of contract or part of one. Kempton Carr Croft has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Kempton Carr Croft have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.

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