

THE SIR MICHAEL BALCON & LEMON TREE NURSERY

THE MALL, EALING, LONDON, W5 3TJ

A RARE OPPORTUNITY TO ACQUIRE A FREEHOLD PUBLIC HOUSE LET TO J D WETHERSPOON PLC &
CHILDRENS DAY NURSERY INVESTMENT IN THE AFFLUENT WEST LONDON SUBURB OF EALING



THE SIR MICHAEL BALCON

WETHERSPOON

FREE HOUSE

Sales and Letting
Block Management
Chartered Surveys
Commercial Property
kfh.co.uk

SIR MICHAEL BALCON
FAMILY DINING
FOOD SERVED ALL DAY
AVANTA COFFEE
AWARD WINNING WINES
GLOBAL BEERS
WORLD CLASS SPIRITS

No smoking
at any time
except buses



STYLING

INVESTMENT SUMMARY

A rare opportunity to acquire a freehold public house let to J D Wetherspoon PLC and children's day nursery investment in the affluent West London suburb of Ealing

- ❑ Freehold ownership with both properties held on one single title
- ❑ Prominent position on The Mall in Ealing, situated in the town centre with excellent access to Ealing Broadway Station (Central, District & Elizabeth Lines) and surrounding amenities.
- ❑ Substantial Public House over basement, ground, first and second floor levels extending to 492.9 sq m / 5,284 sq ft.
- ❑ Nursery extending over one level, providing approximately 90.1 sq m / 970 sq ft.
- ❑ Let to national pub operator J D Wetherspoon PLC, one of the UK's largest pub groups with an extensive estate of approximately 800 outlets across the United Kingdom, Ireland and Spain.
- ❑ The public house has a current rent of £71,662.50 per annum subject to fixed increases of 5% at each upward only review with the next reviews being in 2031, 2036 and 2041.
- ❑ The public house lease expires in 2046.
- ❑ The children's day nursery has a current rent of £17,500 per annum, with five-yearly upwards-only open market or index-linked reviews.
- ❑ The children's day nursery lease expires in 2031.
- ❑ Current total rent £89,162.50 per annum.
- ❑ Both businesses are completely unaffected by the sale

We are seeking offers in excess of £1,275,000 reflecting a net initial yield of 6.6% or a very low capital value of £204 per square foot.



LOCATION

Located in the heart of Ealing, one of West London's most established and affluent town centre destinations, The Sir Michael Balcon and The Lemon Tree Nursery occupy a prominent position along The Mall. The surrounding area benefits from strong footfall, a diverse mix of retail and leisure uses, and close proximity to Ealing Common, Walpole Park and the wider residential catchment that supports year-round activity.

Ealing Broadway Station is located within easy walking distance, providing connectivity through the Elizabeth line, Central line, District line and National Rail services, offering direct access to Central London, Heathrow Airport and the wider region. The immediate locality features a broad mix of national operators and independent occupiers, contributing to the strong trading environment surrounding the property.



DESCRIPTION

The Sir Michael Balcon is arranged over ground, first and second floors. The building is of traditional brick construction beneath pitched and flat roofs.

To the rear of the public house is The Lemon Tree Nursery, arranged across a single level and is of brick construction under a pitched slate covered roof.

Externally to the front of the property is a customer terrace which is currently laid out to provide 60 covers.

ACCOMMODATION - SIR MICHAEL BALCON

GROUND FLOOR

The ground floor provides a large open plan customer trading area featuring a substantial central bar servery, mixed loose seating and tables for approximately 132 covers. Ancillary areas include a cooled beer store, an accessible WC and baby change, a boiler room and two dumb waiters.

BASEMENT

The basement provides bottle and wine storage along with general cleaning storage, arranged across three rooms.



FIRST FLOOR

The first floor comprises a mix of operational and staff accommodation including a kitchen, gents and ladies WCs, an office, a staff room and general storage, arranged around the staircase and two dumb waiters.

SECOND FLOOR

The second floor contains a staff room and manager's accommodation including a bedroom, lounge, kitchen and bathroom.

EXTERNAL

A glazed canopy fronts the elevation, providing an additional trade area for approximately 60 covers.

[External Drone Video](#)





ACCOMMODATION - THE LEMON TREE NURSERY

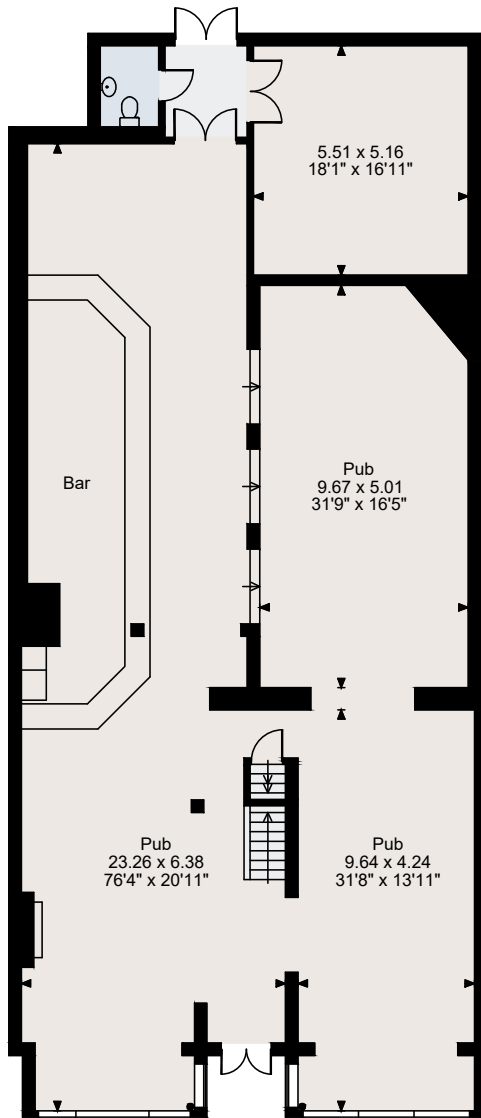
Arranged over a single level with a self contained layout that includes two play rooms, an office, small kitchen, storage areas and dedicated WC facilities. The nursery also benefits from a covered outside area and a small garden.

THE SIR MICHAEL BALCON

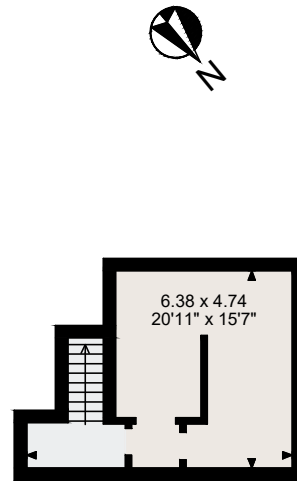
APPROXIMATE FLOOR AREAS

The property has the following approximate Gross Internal Areas:

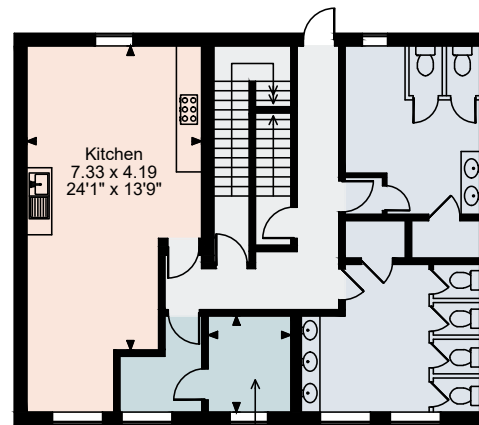
Level	Use	Sq M	Sq Ft
Basement	Ancillary	21.1	227
Ground	Trading & Ancillary	278.6	2,999
First	Ancillary	96.6	1,029
Second	Staff Room & Accommodation	96.6	1,029
Total		492.9	5,284



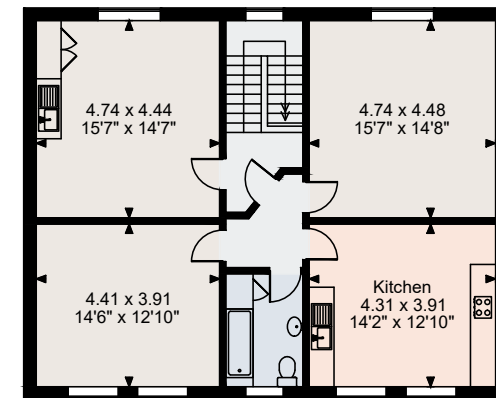
Ground Floor



Cellar



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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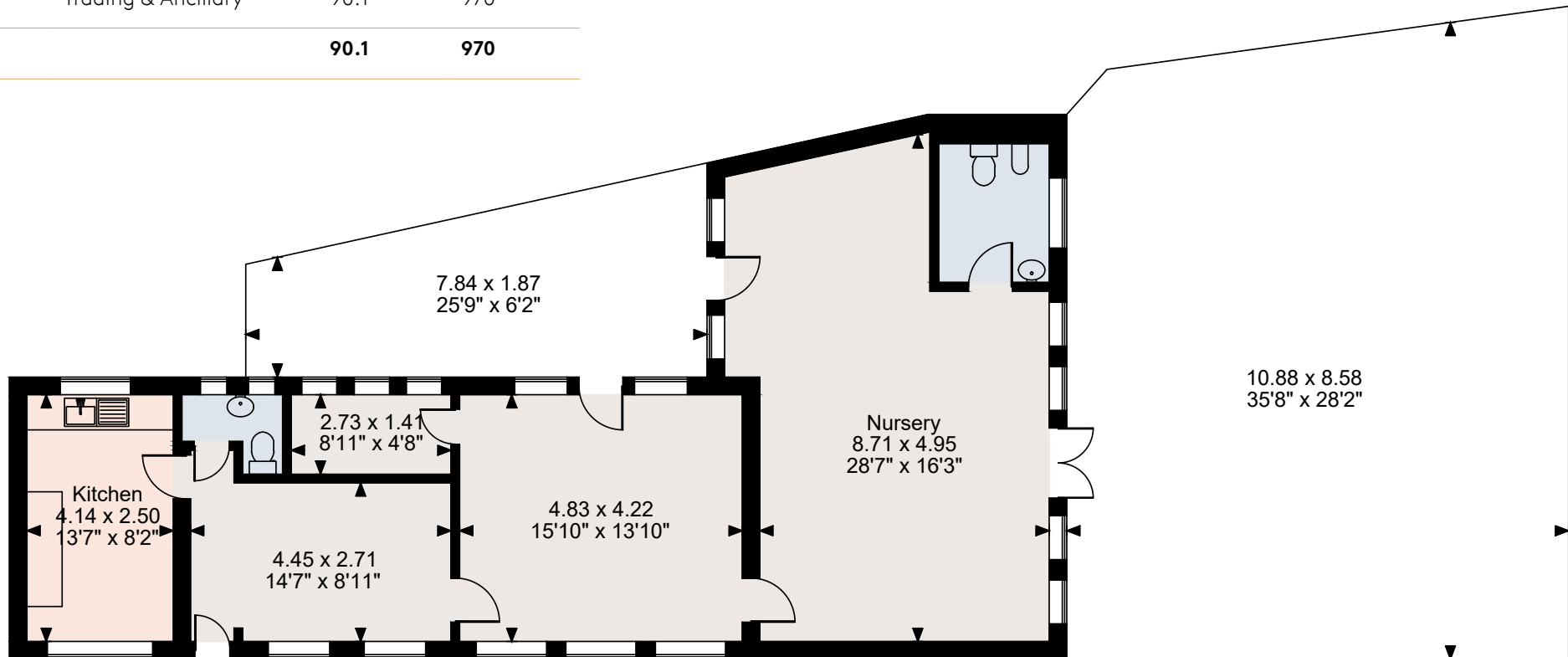
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LEMON TREE NURSERY

APPROXIMATE FLOOR AREAS

The property has the following approximate Gross Internal Areas:

Level	Use	Sq M	Sq Ft
Ground	Trading & Ancillary	90.1	970
Total		90.1	970



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Not to scale

TENURE AND TENANCY

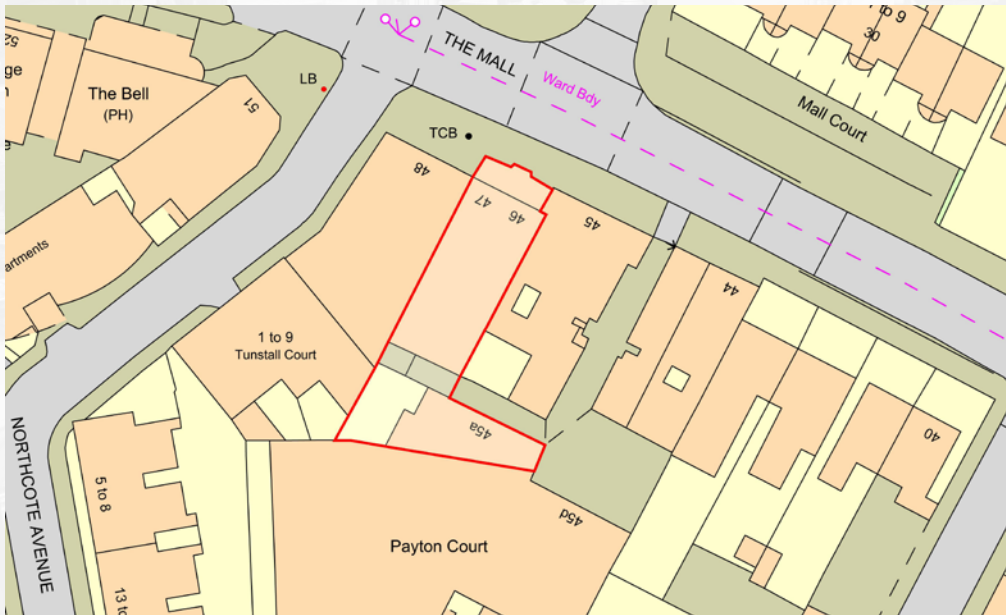
The property is held freehold (Title Number MX144997).

Let to J D Wetherspoon PLC for a term of 35 years from April 1996, which has been extended by way of a reversionary lease at a current rent of 71,662.50 per annum + VAT which is subject to five yearly upwards only rent reviews which are fixed at 5%. A reversionary lease has been granted from April 2031 for a further 15 years at a rent of £75,246 per annum which will then increase in 2036 to £79,008 per annum and £82,958 per annum in 2041.

Let to St Matthew's Montessori School Ltd in March 2015 for a term of 16 years at a current rent of £17,500 per annum. The lease provides for five-yearly upwards-only open market rent reviews, or alternatively a review based on an index-linked percentage increase including 2030.

PLANNING

Our initial enquiries of the local authority have revealed that the property is not listed but does fall within the Ealing Town Centre Conservation Area.



COVENANT

J D Wetherspoon PLC

The public house is let to J D Wetherspoon PLC (Company Number 01709784), one of the largest pub operators in the United Kingdom and Republic of Ireland. Founded in 1979 by Tim Martin and headquartered in Watford, Hertfordshire, the company is listed on the London Stock Exchange (LSE: JDW) and operates approximately 798 pubs nationwide, employing in excess of 42,000 people. The group is widely recognised as the leading value-for-money operator in the British pub sector.

In their most recent full year results for the 52 weeks ended 27 July 2025, J D Wetherspoon reported revenue of £2,127.5 million, an increase of 4.5% on the prior year, with operating profit of £146.4 million and like-for-like sales growth of 5.1%. In recent years the company has undertaken an active programme of estate rationalisation, disposing of non-core sites whilst investing in its retained estate and expanding its franchise model.

J D Wetherspoon PLC has published the following financial information:

Year	52 Weeks to 27 July 2025	52 Weeks to 28 July 2024	52 Weeks to 30 July 2023
Turnover	£2,127,500	£2,035,500	£1,925,044
Operating Profit (£000's)	£146,409	£139,500	£107,116
Number of Pubs at Period End	798	800	844

St Matthew's Montessori School Ltd

The children's nursery is let to St Matthew's Montessori School Ltd (Company Number 09235153), a private early years education provider trading as Lemon Tree Montessori Nursery (formerly St Matthew's Montessori). The nursery is registered with Ofsted under the Early Years Register and have received a Good rating at inspection.

wetherspoon





THE MARKET

The leisure and hospitality sectors continued to show strong recovery through 2025 and into early 2026, supported by resilient consumer demand and ongoing investor appetite for public house assets. The strong operator performance of those pub groups who have a strong concentration of outlets in London is best illustrated by the latest trading updates from Young's, Fuller's and Urban Pubs & Bars:

Operator	Recent Trading Update
Young's	In the three weeks to 5 January 2026, like-for-like sales increased by 11.2% against January 2025.
Fuller's	In the five weeks to 10 January 2026, like-for-like sales increased by 8.2% against January 2025.
Urban Pubs & Bars	In the five weeks to 4 January 2026, like-for-like sales increased by 14% against January 2025.

FURTHER INFORMATION

VAT

It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis that the purchasing entity is VAT registered.

ENERGY PERFORMANCE CERTIFICATE

EPC's are in the course of preparation.

TERMS

We are instructed to invite offers in excess of £1,275,000 (6.6% NIY) assuming usual purchaser's costs. A sale at this level would reflect a very low capital value of £204 per square foot.

The businesses will continue to trade unaffected from the premises during the marketing of the property and post completion of the sale.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct mandatory checks on all purchasers. Prospective purchasers will need to provide proof of identity and residence.

Viewing and Contacts

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational staff.

For further information and all viewing requests please contact the sole selling agents Savills.

savills

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