

London UB6 - 412 Greenford Road, Ealing UB6 9AH
Freehold Car Service Centre with Re-Development Opportunity
Planning approved for erection of six storey building to provide 4 commercial units and 12 residential apartments



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PROPERTY CONSULTANTS



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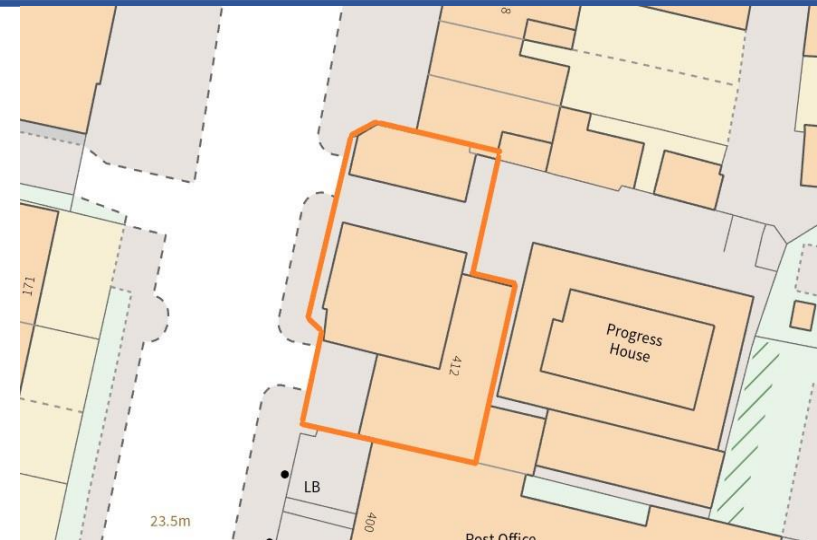
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Investment Consideration:

- Purchase Price: £2,000,000
- Gross Initial Yield: 3.00%
- Rental Income: £60,000 p.a.
- VAT is applicable to this property
- Comprises single storey vehicle repair centre with associated outbuildings on a plot of 0.13 acres
- Planning approved in April 2024 for demolition of existing centre and erection of a six-storey building to provide 4 retail units (Class E) and 12 self-contained residential dwellings (Class C3)
- Total approved residential & commercial GIA: 1,330 sq m (14,320 sq ft)
- Retail occupiers nearby include Lidl, Tesco Express, Costa Coffee, KFC, Post Office and many more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 412 (Ground Floor)	Car Service Centre: 1 double fronted garage, 2 single car garages, 5 parking spaces, storage, outdoor areas	A n H Motors	Term of years expiring October 2026	£50,000	Note 1: FRI Note 2: Outstanding rent review from 2021
Billboard	Electronic advertisement billboard	TBC	TBC	£10,000	Note 1: FRI
Total				£60,000	

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Property Description:

The property comprises single storey vehicle repair centre on a plot of 0.13 acres, with additional advertisement billboard, providing the following accommodation and dimensions:

Ground Floor: 445 sq m (4,790 sq ft)

Workshop, office, outdoor buildings, parking

Tenancy:

The car repair centre is at present let to A n H Motors for a term of years expiring October 2026 at a current rent of £50,000 per annum and the lease contains full repairing and insuring covenants. Outstanding rent review from 2021.

The electronic billboard is at present let at a current rent of £10,000 p.a. and the lease contains full repairing and insuring covenants.



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Development Opportunity:

Planning approved in April 2024 for demolition of existing building and erection of a six-storey block to provide 4 retail units (Class E) on the ground floor and basement level, and 12 self-contained residential units (5 x 1-Bed, 3 x 2-Bed and 3 x 3-Bed and 1 x 4-Bed) on the upper floors, and provision of communal roof garden and private amenity spaces, providing the following accommodation and dimensions:

Ground Floor & Basement: 4 retail units

First Floor: 2 x 1-Bed and 1 x 4-Bed Apartments

Second Floor: 2 x 2-Bed and 1 x 1-Bed Apartments'

Third Floor: 2 x 3-Bed Apartments

Fourth Floor: 1 x 3-Bed and 1 x 2-Bed Apartments

Fifth Floor: 2 x 1-Bed Apartments

Sixth Floor: Communal roof garden

For more information, please refer planning **224272FUL** on Ealing Council planning portal:

<https://pam.ealing.gov.uk/online-applications/>



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Approved Ground Floor & Basement:

Ground Floor:

- Unit 1 Cafe: 45 sq m (484 sq ft)
- Unit 2 Retail: 20 sq m (215 sq ft)
- Unit 3 Retail: 50 sq m (538 sq ft)
- Unit 4 Retail: 81 sq m (872 sq ft)

- Communal outdoor retail space
- Communal residential hallway
- Bin storage

Basement:

- Unit 1 Ancillary : 110 sq m (1,184 sq ft)
- Unit 2 Ancillary : 18 sq m (194 sq ft)
- Unit 3 Ancillary : 29 sq m (312 sq ft)
- Unit 4 Ancillary : 81 sq m (872 sq ft)

- 30 bike parking spaces
- Service room

Total Commercial GIA: 434 sq m (4,671 sq ft)



Ground Floor



Basement

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Approved First & Second Floor

First Floor:

Flat 1: 52 sq m (560 sq ft) + loggia 5 sq m (54 sq ft)

1 Bedroom, kitchen/living room, bathroom

Flat 2: 102 sq m (1,098 sq ft) + terrace 8 sq m (86 sq ft)

4 Bedrooms, kitchen/living room, 2 bathrooms

Flat 3: 58 sq m (624 sq ft) + 2 terraces 54 sq m (581 sq ft)

1 Bedroom, kitchen/living room, bathroom

Second Floor:

Flat 4: 76 sq m (818 sq ft) + loggia 5 sq m (54 sq ft)

2 Bedrooms, kitchen/living room, bathroom

Flat 5: 79 sq m (850 sq ft) + terrace 8 sq m (86 sq ft)

2 Bedrooms, kitchen/living room, bathroom

Flat 6: 58 sq m (624 sq ft) + terrace 6 sq m (65 sq ft)

1 Bedroom, kitchen/living room, bathroom

Total Residential GIA: 425 sq m (4,574 sq ft)

Total Area inc. Private Terraces: 511 sq m (5,500 sq ft)



First Floor



Second Floor

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Approved Third & Fourth Floor

Third Floor:

Flat 7: 92 sq m (990 sq ft) + loggia 5 sq m (54 sq ft)

3 Bedrooms, kitchen/living room, 2 bathrooms

Flat 8: 105 sq m (1,130 sq ft) + 2 terraces 27 sq m (290 sq ft)

3 Bedrooms, kitchen/living room, 2 bathrooms

Fourth Floor:

Flat 9: 93 sq m (1,001 sq ft) + terrace 17 sq m (183 sq ft)

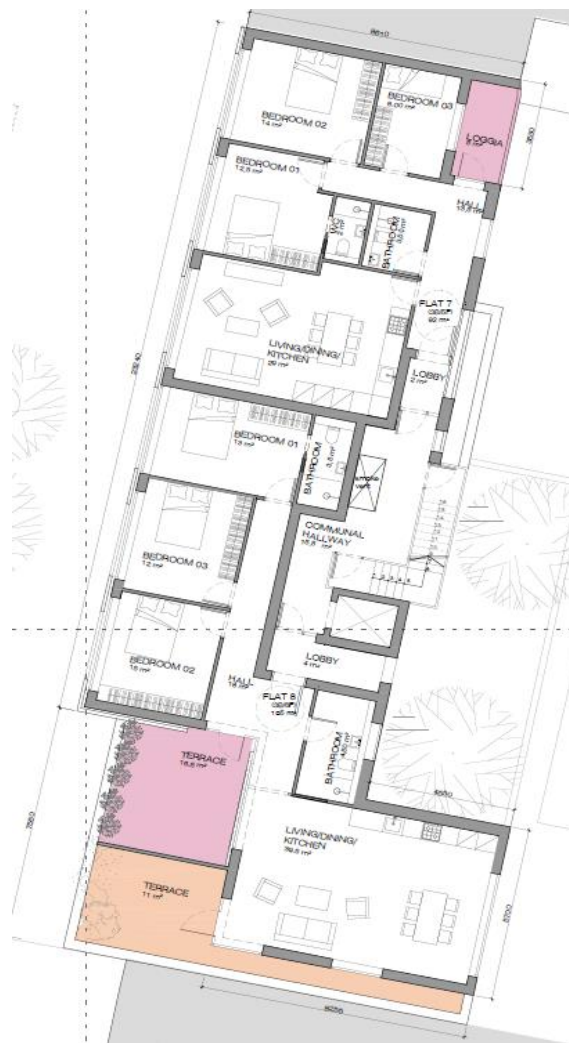
3 Bedrooms, kitchen/living room, 2 bathrooms

Flat 10: 83 sq m (893 sq ft) + 2 terraces 20 sq m (215 sq ft)

2 Bedrooms, kitchen/living room, bathroom

Total Residential GIA: 373 sq m (4,014 sq ft)

Total Area inc. Private Terraces: 442 sq m (4,756 sq ft)



Third Floor



Fourth Floor

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Approved Fifth & Sixth Floor

Fifth Floor:

Flat 11: 56 sq m (603 sq ft) + terrace 13 sq m (140 sq ft)

1 Bedroom, kitchen/living room, bathroom

Flat 12: 42 sq m (452 sq ft) + 2 terraces 14 sq m (151 sq ft)

1 Bedroom, kitchen, living/dining room, bathroom

Sixth Floor:

Communal Roof Garden

Green roof area

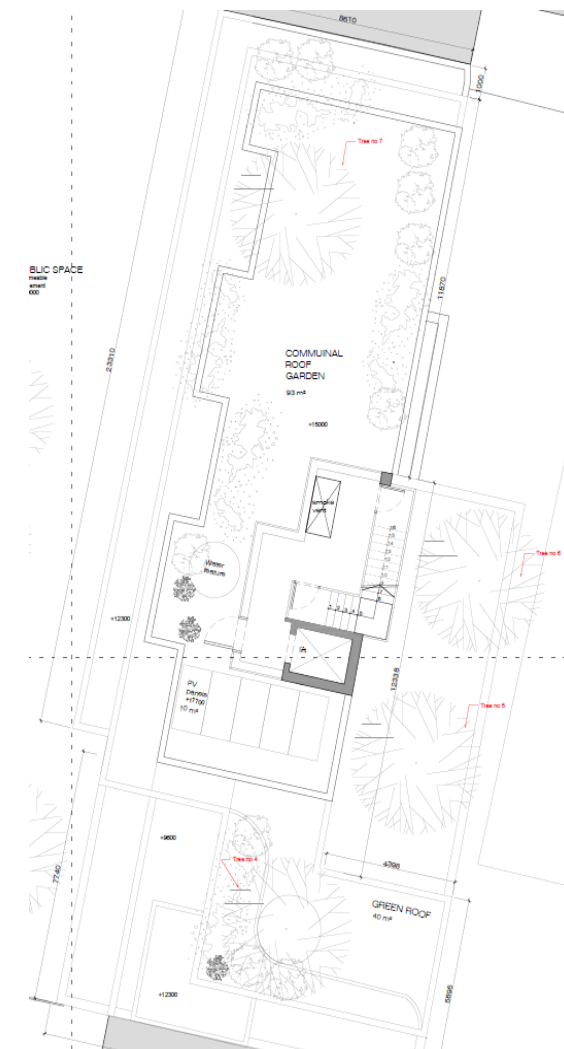
PV Panels

Total Residential GIA: 98 sq m (1,145 sq ft)

Total Area inc. Private Terraces: 125 sq m (1,346 sq ft)



Fifth Floor



Sixth Floor

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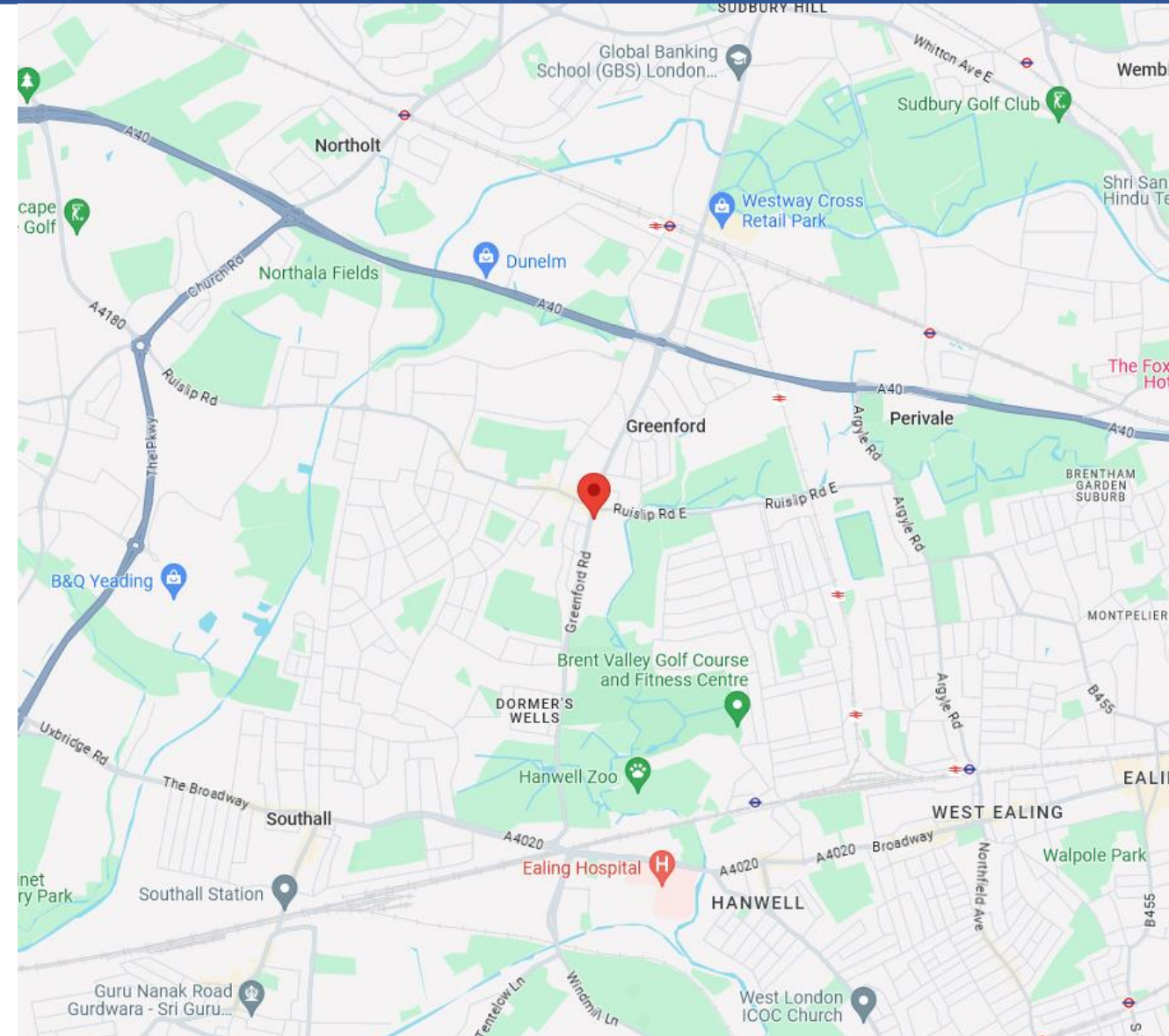
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Location:

Greenford is a densely populated suburb of West London located some 9 miles west of Central London, located just to the south of the A40 Western Avenue, east of the A312 and 5 miles north-east of the M4 (Junction 3). The property is some 1.2 miles from Greenford Rail (West Ealing, 11 minutes) and Underground (Central Line) Station. Retail occupiers nearby include Lidl, Tesco Express, Costa Coffee, KFC, Post Office, Nationwide, Restaurants, Takeaway and many more.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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