

**FOR SALE**

**FREEHOLD RETAIL INVESTMENT AND  
RESIDENTIAL UPPER PARTS WITH  
DEVELOPMENT OPPORTUNITY**



**VIVA VILLAGE BUILDING**

**192**

**EALING ROAD, WEMBLEY, HA0 4QD**

- 3,905 Sq Ft (362.77 Sq M)
- £3,050,000 for the Freehold
- Strong Rental Income
- Established Tenant
- Previous Planning Consent
- Prominent Corner Position

**VDBM**  
Chartered Surveyors

01923 845222

# Summary

A rare opportunity to purchase a sizeable, freehold, mixed use property in a prime location on Ealing Road, Wembley.

The property has considerable scope for adding value through development or active asset management.

The ground floor is currently occupied by Viva Group Ltd, holding over on a lease which expired 31/05/23, at a rent of £149,000 per annum. The lease is outside the Landlord & Tenant Act and Viva Group Ltd. would like to renew the lease.

The upper parts consist of a large single flat with 8 rooms, 2 bathrooms and a kitchen, which is currently let on AST, producing £26,400 per annum on a single AST.

There is a lapsed planning consent to extend the first floor and loft space to provide 4 new flats.

Offers in excess of £3,050,000.



# Location & Connectivity

## Location

Ealing Road is a vibrant shopping area which is renowned for specialist Asian goods including high-end jewellery stores, clothes boutiques and housewares. The area is also a destination for Indian restaurants and street food.

192 Ealing Road is located on a prime corner position on Ealing Road and Bowrons Avenue, alongside Punjab Bank, Fudco Specialist Foods and opposite VB & Sons supermarket.

## Connectivity

There are excellent, accessible travel connections including Wembley Central Station (Bakerloo Line and Mainline) and Alperton Station (Piccadilly Line), both with fast connections to Central London (25 minutes). Ealing Road is also serviced by a number of local bus routes. Heathrow Airport is located 11 miles away and the main arterial roads (A40 and A406 North Circular Road) are within easy access. Wembley Stadium and Arena are located 2 miles away.

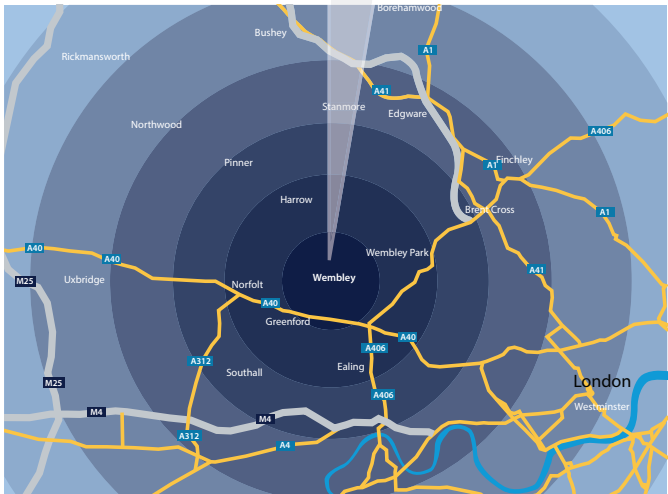


### BY ROAD

- 35mins to **Heathrow**
- 10mins to **A40** (Hangar Lane)
- 10mins **A406 North Circular Road** (Hangar Lane)

### BY RAIL from Wembley Central

- 24mins from **Baker Street Station**
- 26mins from **London Euston Station**



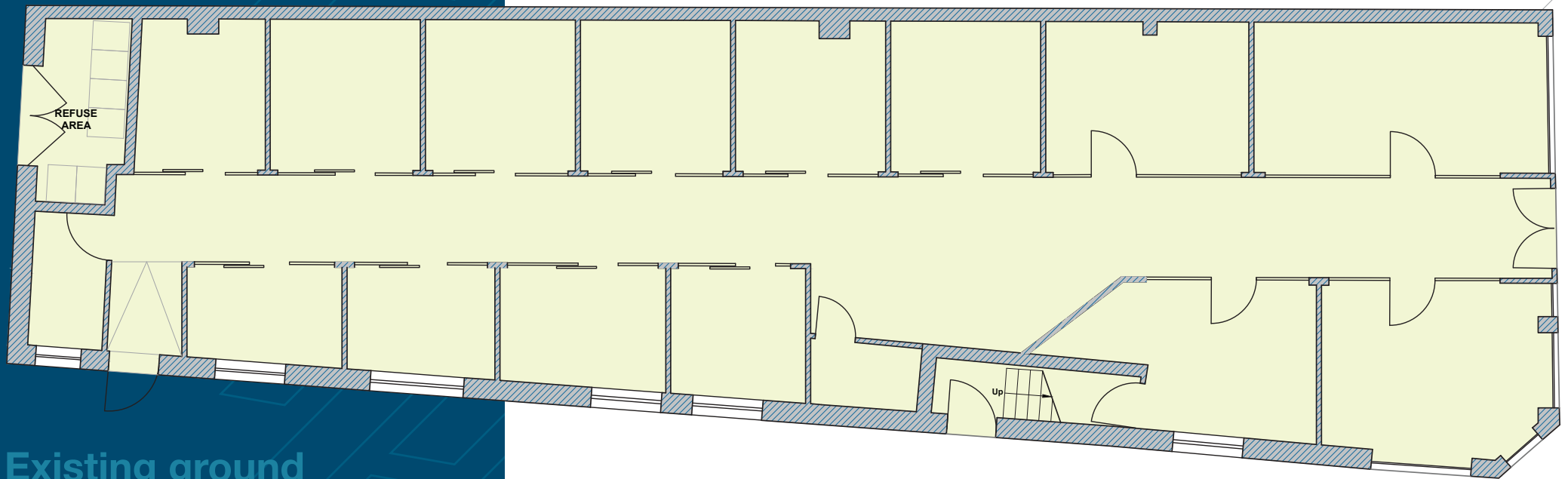
# Description

## Existing Property and Rental Income

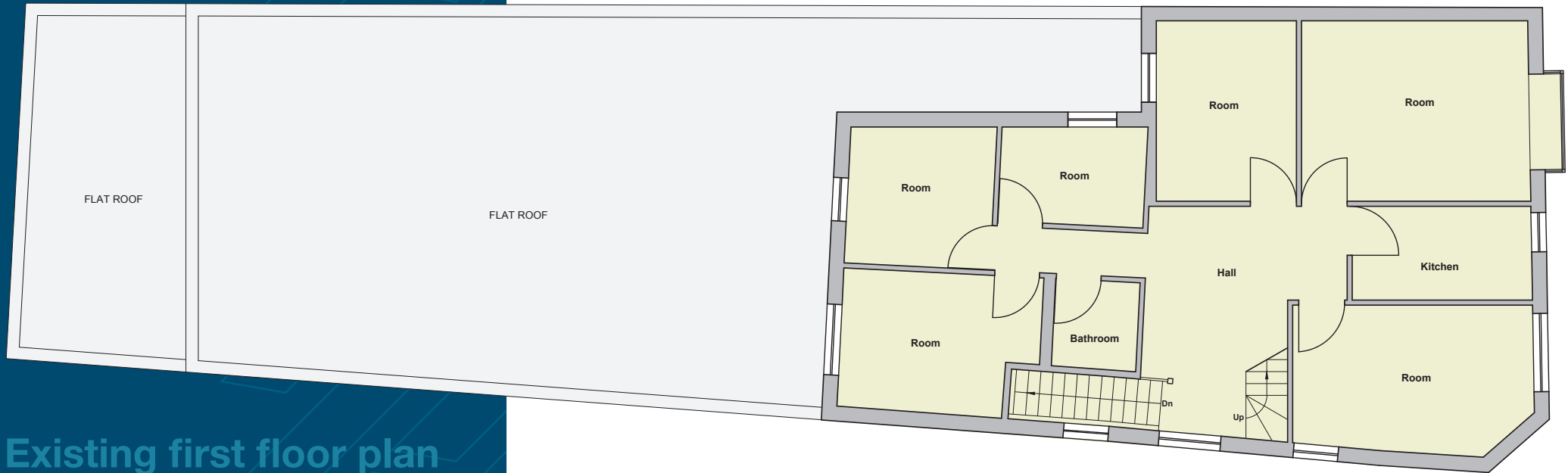
The existing property comprises of a large ground floor retail shop with residential upper floors suitable for redevelopment.

The ground floor shop is 2,475 sq.ft. (229.94 sq.m.), sub-divided into 14 retail kiosk units.

The upper floor flat is 1,430 sq.ft. (132.85 sq.m.), arranged over first and second floor loft space with 8 rooms, 2 bathrooms and a kitchen.



Existing ground floor plan



## Existing first floor plan

### Rental Income

The ground floor shop is occupied by Viva Group Ltd trading as Viva Village. The 7 year lease expired on 31/5/23 and was outside of the security provisions of the Landlord & Tenant Act 1954. The tenant is currently holding over, paying a rent of £149,000 per annum. The shop has been sub-divided into 14 kiosk style retail units, which are sub-let and fully occupied on short term agreements.

The flat is let to a single tenant on an Assured Shorthold Tenancy Agreement paying a rent of £26,400 (£2,200 pcm).

The total rental income is £175,400 per annum.



## Development and Planning Summary

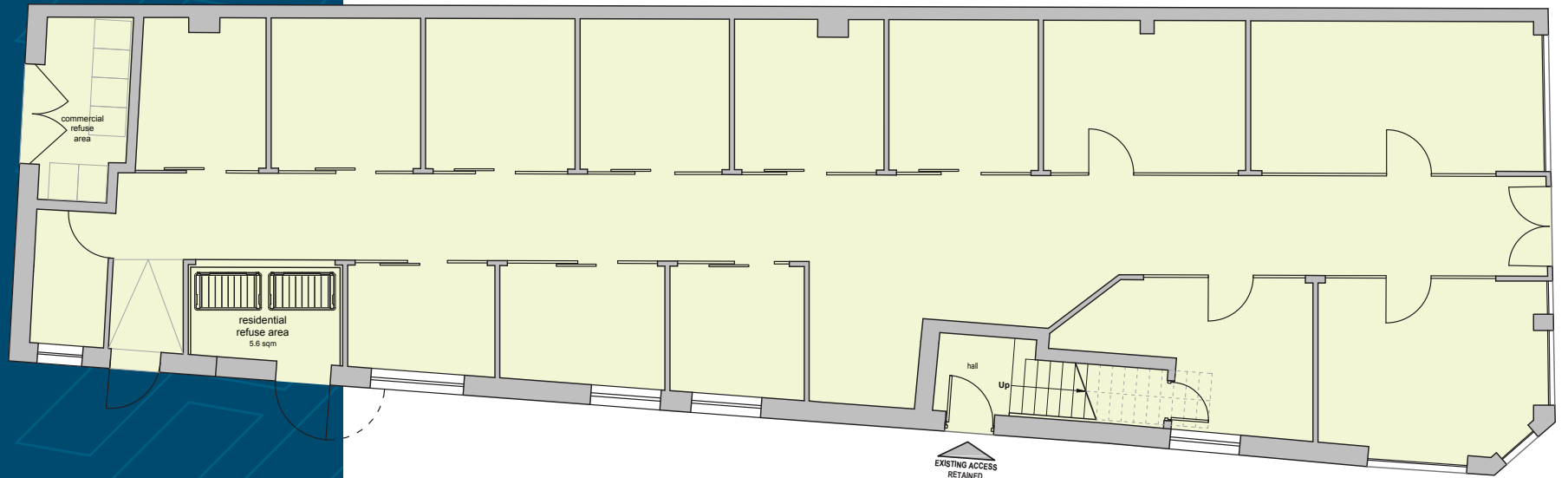
Planning consent under planning reference 19/1099, was granted on 11/06/20 for a first floor extension and loft conversion to provide 4 new flats consisting of 1 x studio, 1 x 1 bedroom and 2 x 2 bedroom flats.

The planning consent lapsed in June 2023.

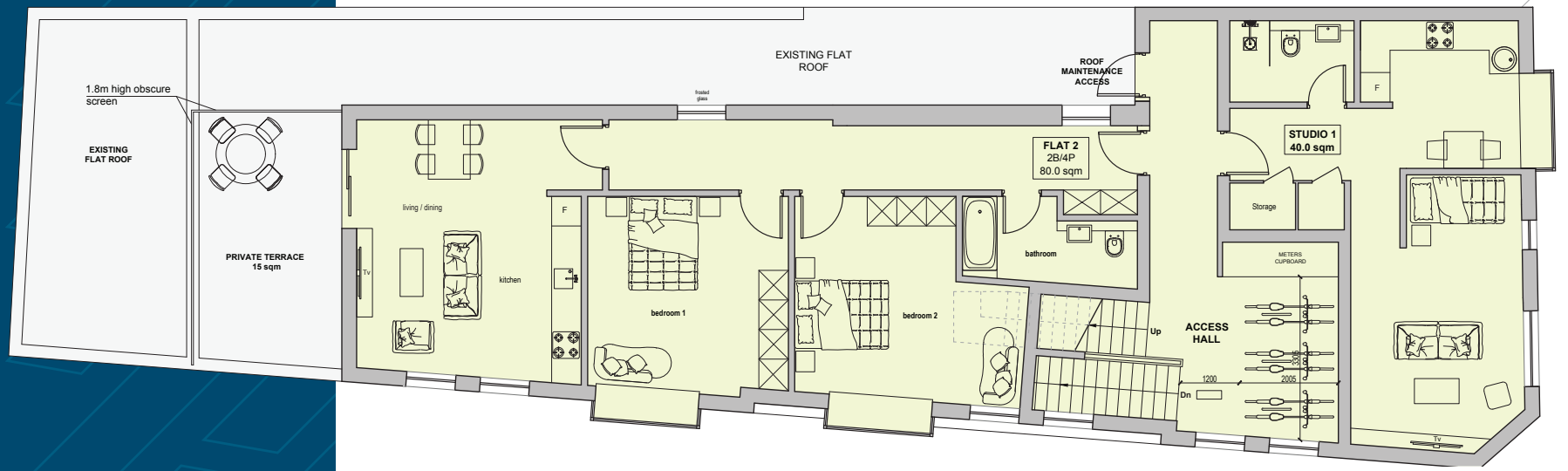
The planning decision notice available upon request.



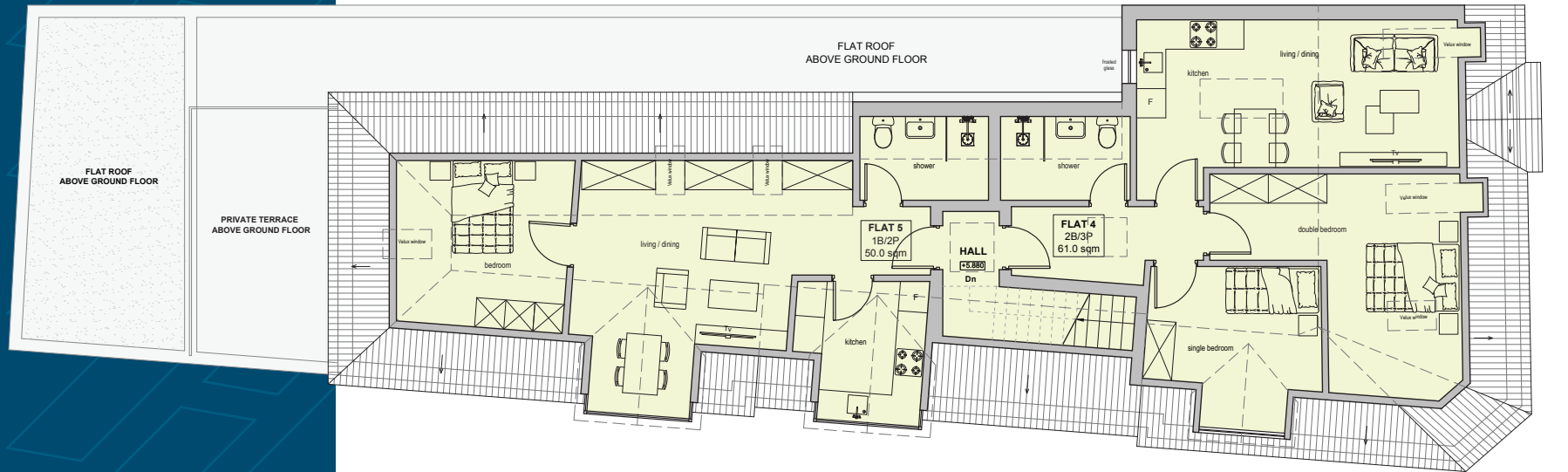
## Proposed ground floor plan



# Proposed first floor plan



# Proposed loft plan



## Tenure:

Freehold.

## Terms:

The property is for sale freehold with the benefit of the existing tenants and rental income.

Offers in excess of £3,050,000, reflecting a gross yield of 5.75% before allowing for standard purchasing cost.

## VAT:

The property is not elected for VAT.

## EPC:

Energy Rating C.

## Viewing:

Viewing is by appointment only to be arranged in advance via the owners selling agents VDBM 01923 845222.

For further information contact:  
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T: 01923 845222.

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