

Lot 55

24 Northfield Avenue, West Ealing, London, W13 9RL

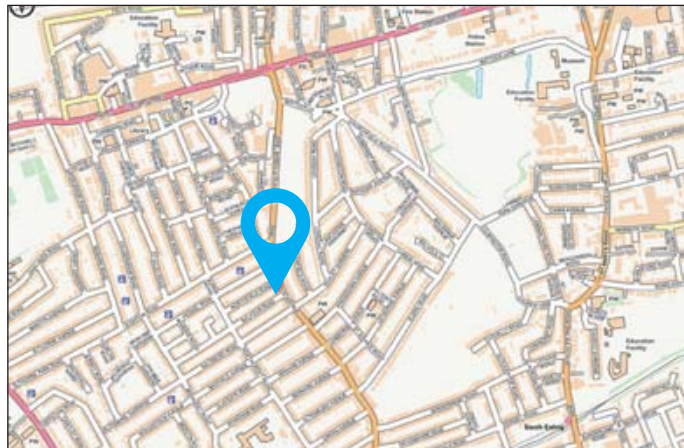


All enquiries Ref: Thomas Mason

- **Long leasehold (Virtual Freehold) Ground Floor Commercial Unit**
- **Investment – Rent reserved: £12,000 per annum**

#### Location:

The property holds a prominent position along the busy Northfield Avenue within West Ealing. Public transport links are very well provided with the TfL services of West Ealing, Northfields, and Ealing Broadway Train Stations together with a network of local bus services serving the surrounding vicinity. A wide range of shopping amenities can be found locally.



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#### Description:

Long leasehold (Virtual Freehold) Ground Floor Unit

#### EPC rating: D

#### Lease:

The property is held on a lease for a term of 999 years from 20th August 2020 at a peppercorn ground rent

#### Tenancy:

The property is let on a commercial lease to Brow Base London Limited for a term of 10 years from 5th March 2021 at a rent of £12,000 per annum. The tenancy is backed by a personal guarantee.