

FOR SALE

PROMINENT ROADSIDE FREEHOLD SHOWROOM & SITE

FREEHOLD WITH VACANT POSSESSION & BILLBOARD INCOME



TOTAL SITE AREA - 0.72 ACRES (31,500 SQ FT)

600 - 610 WESTERN AVENUE, LONDON, W3 0TE

TELSAR

600 - 610 WESTERN AVENUE

LONDON, W3 0TE

LOCATION

The site is situated on the northern side of the A40 Western Avenue which is a busy trunk road leading into Central London from West London. Hanger Lane (Central Line) and Park Royal (Piccadilly Line) underground stations are within close proximity.

DESCRIPTION

The site comprises a former showroom, prominently located on the A40 Western Avenue, on a large secure site with dedicated parking and ongoing advertisement income.

AMENITIES

- Former showroom
- Secure self-contained site
- Prominently located
- Hard-standing land
- Direct access to A40 Western Avenue

TENURE

Freehold registered under Land Registry Title No. AGL69330.

TENANCIES

The building and yard are to be sold with vacant possession, subject only to the two leases detailed below relating to the three on-site digital billboards.

JC Decaux UK Ltd - lease expiring 7th March 2027 at an annual rental of £35,000 pa.

Outdoor Plus Ltd - lease expiring 16th January 2039 at an annual rental of £270,000 pa.

ACCOMMODATION

| Area | Sq Ft | Sq M |
|------------------|---------------|-----------------|
| Showroom/Storage | 5,200 | 483.10 |
| Yard Area | 26,300 | 2,443.35 |
| TOTAL | 31,500 | 2,926.45 |

All measurements are approximate and should be verified by interested parties.

BUSINESS RATES

We understand the current rateable value as of 1st April 2026 is £159,000.

Interested parties are advised to contact the London Borough of Ealing to verify this figure.

PRICE

We are instructed to seek offers in excess of £10,000,000 (Ten Million Pounds).

VAT

We have been advised that the property has not been elected for VAT.

RESTRICTIVE COVENANT

The property is subject to a Restrictive Covenant contained within a Transfer dated 27th April 1999 made between (1) London Underground Limited and (2) Western Avenue Properties Limited, prohibiting any hotel or residential development on the Property.

DEED OF COVENANT WITH LONDON UNDERGROUND

The purchaser will be required to enter into a Deed of Covenant with London Underground to observe the restrictions contained within the registered title. London Underground's consent to the disposition will only be granted upon completion of that Deed of Covenant.

VIEWING

Strictly by appointment through the sole agents.

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Misrepresentation

These particulars are not an offer or contract, nor part of one. You should not rely on statements by agents, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. The agents have no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers, or lessors. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. The VAT position relating to the property may change without notice.

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