

PERRY HOLT

PROPERTY CONSULTANTS

FOR SALE

Mixed use investment opportunity/
development opportunity

1-7 St Johns Parade, Mattock Lane, London, W13 9LL



These particulars are intended only as a guide and must not be relied upon as statements of fact. They are not intended to constitute part of an offer or contract. All prices and rent quoted are exclusive of VAT.

Tenancy Schedules

Tenant names	Current rent	Rent reviews	Break clauses	Inside or outside the act	Start date Lease term
Unit 1 JL Retail Limited	£10,000 per annum	30/08/2029	N/A	Outside	30/08/2024 10 year lease term
Unit 2 Private	£25,500 per annum	04/11/2028	04/11/2033 (mutual)	Outside	28/03/2024 15 year lease term
Unit 3 Private	£15,000 per annum	26/07/2029	N/A	Outside	16/07/2024 10 year lease term
Unit 4 DSP Healthcare Private Limited	£15,000 per annum	06/09/2029	06/09/2029	Outside	06/09/2024 10 year lease term
Unit 5 Private	£14,000 per annum	20/06/2026	N/A	Outside	20/06/2024 10 year lease term
Unit 6 Private	£13,000 per annum	06/02/2029	N/A	Outside	06/02/2024 10 year lease term
Unit 7 Private	£17,000 per annum	04/11/2028	04/11/2026	Outside	04/11/2023 10 year lease term

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AMENITIES

- ✓ Investment opportunity
- ✓ Seven retail units (one with residential above)
- ✓ West Ealing Station is in easy walking distance
- ✓ Located within one of Ealing's most sought-after residential neighbourhoods

LOCATION

Occupying a prime position adjacent to Walpole Park and within easy walking distance of Lammas Park, the property enjoys one of Ealing's most desirable residential settings. Northfield Avenue offers an excellent range of independent shops, cafés, restaurants and Northfields Underground Station (Piccadilly Line), whilst Ealing Broadway town centre is easily reached via a scenic walk through Walpole Park. West Ealing and Ealing Broadway stations are both within comfortable walking distance, providing Elizabeth Line, National Rail, Central and District Line services for fast and direct connections into Central London and beyond. Combining outstanding transport links with an abundance of parks, amenities and highly regarded schools, this is an exceptionally well-connected and sought-after West London location.

DESCRIPTION

St Johns Parade is an investment opportunity comprising of seven retail units (one of which with residential above). The parade offers a variety of tenants and offerings from cafe to green grocers. Units range from 173sqft to 884sqft (based on VOA). There is also a unit to the rear which is included within the freehold title which has no income and is in a state of disrepair.

PRICE

Offers over £1,950,000 for the Freehold interest

VAT

To be confirmed.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

Unit 1 – C 65	Unit 5 – D 78
Unit 2 – D 78	Unit 6 – C 75
Unit 3 – C 53	Unit 7 – C 67
Unit 4 – C 66	

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FIRST FLOOR OFFICES 165-167 HIGH STREET
RICKMANSWORTH HERTS WD3 1AY

JOEL LOBATTO

DIRECTOR

07786 928311

01923 239080

joel@perryholt.co.uk

BEN HOWARD

DIRECTOR

07527 709064

01923 239080

ben@perryholt.co.uk

