

**217 Northfields Avenue
Ealing
London
W13 9QU**



**FREEHOLD COMMERCIAL AND RESIDENTIAL
BUILDING
FOR SALE**

020 8332 7788

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ.

www.michaelrogers.co.uk

Location

The building is located in Northfields part of the London Borough of Ealing. The Northfields area is an affluent part of the Borough.

The area offers a wide range of shops, restaurants, and bars, while Walpole and Lammas Parks are easily accessible. Local transport links are available nearby with Northfields Station (Piccadilly Line), South Ealing Station (Piccadilly Line) and West Ealing Station (National Rail).

The subject property is located on Northfields Avenue close to the junction with Devonshire Road and forms part of a parade of retail units.

Description

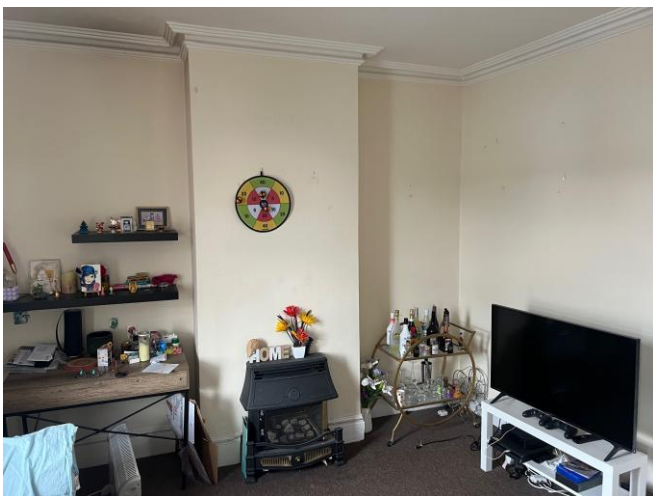
The terraced property is arranged over basement, ground and two upper floors. The second floor being a converted roof with two dormer windows. There are two further windows on the first floor.

The ground floor is retail with a separate entrance to the residential upper floors.

The flat is accessed via a self-contained entrance leading to a small hall. To the left is a closed door to the shop. The stairs lead to the first floor where there is a bathroom, storage/utility room with gas boiler, kitchen and a lounge. Further stairs lead to a landing and two bedrooms.

The amenities in the flat include: -

- Solid ceiling
- Pendant lights
- Part carpet and part Lino floors
- UPVC windows
- Velux window
- Bath
- Hand basin
- WC
- Sink
- Oven
- Boiler
- Gas fire



The retail is available with vacant possession. There is a basement with restricted height.

The amenities in the retail unit include: -

- Suspended ceiling
- Category II lights
- Plastered/brick walls
- Timber floor
- WC

Accommodation

The property provides the following approximate floor areas.

Retail	452	41.90
Flat	721	66.98

Tenancy income

The flat is let on an Assured Shorthold Tenancy Agreement. Further details on request.

Business Rates

We are advised that the current rateable value for 2024/25 is £10,750 which gives rates payable of £5,364.25. Small business rate relief should apply.

The flat is in Council Tax Band C.

Energy Performance Certificates

The flat has an Energy Performance certificate of D59

The shop has an Energy Performance certificate of C61.

Tenure

Freehold.

Asset Management / Development Potential

There are asset management possibilities.

VAT

The property is not elected for VAT.

Price

Upon application.

Legal Costs:

Each party to bear their own legal costs.

Anti Money Laundering:

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

For further information please contact:

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Subject to Contract
June 2025

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