

TELEPHONE

020 8995 5678**CONFIDENTIALLY AVAILABLE – PLEASE RESPECT****LICENSED RESTAURANT (A3-Use)
plus LARGE S/C 3 BED FLAT****The Walpole**
35 ST. MARY'S ROAD
EALING, W5 5RG**FREEHOLD – For Sale**
Vacant Possession**LOCATION**

Forming part of this busy parade of local shops on the east side of St. Mary's Road (B455), some 50 yards south of the junction with Warwick Road and Thames Valley University. St. Mary's Road runs north to south between Ealing Broadway (A4020) to the Great West Road (A4). The property is surrounded by a densely populated residential area, interspersed with a number of commercial users including Ealing Studios within 500 yards to the north. Well served by public transport including South Ealing (Piccadilly line) TfL station within ½ mile to the south, Ealing Broadway (District & Central line) TfL and mainline station just a little further to the north; many bus routes serve the area. "Pay & Display" parking close by.

2 GLEBE STREET, CHISWICK, LONDON W4 2BH

Fax: 020 8995 6979

Email: info@mjfinncommercial.co.uk

Telephone: 020 8995 5678

www.mjfinncommercial.co.uk

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35 ST. MARY'S ROAD, EALING W5 5RG

DESCRIPTION

The property is currently arranged as follows:

GROUND FLOOR	-	950 sq. ft. (88.26m ²)	<i>Restaurant (50 covers) plus 2 x W.C's/Washrooms</i>
Net Frontage	-	13'0 (3.96m)	
Gross Frontage	-	17'6 (5.18m)	
Built Depth	-	71'6 (21.80m)	
Rear Garden	-	33'9 x 17'0 (10.29m x 5.18m) with storage/cold store 16'6 x 16'6 (5.03m x 5.03m)	
FIRST FLOOR	-	1,065 sq. ft. (98.94m ²)	<i>4 rooms, kitchen and wetroom with W.C.</i>
Self Contained			

The Walpole has been trading for 9 years. Despite limited opening hours, Tuesday to Friday 07:00 to 14:30, Saturday 08:00 to 14:30, and Friday & Saturday evenings 19:00 to 21:30, the current annual turnover is approaching £250,000p.a..



TERMS

FREEHOLD: For Sale with full vacant possession.
(kitchen equipment, fixtures & fittings included if desired)

PRICE: Offers in the region of **£695,000**, subject to contract only.
We are advised the property is not VAT registered.

LEGAL COSTS: Each party to be responsible for its own legal costs in this transaction.
However, the purchaser has to pay the vendor's solicitor £5,000 prior to the draft contract being sent out, such sum will either be, forfeited in the event the purchaser withdraws, for whatever reason, or deducted from the purchase price upon completion.

VIEWINGS: Strictly through the vendor's sole agent:

MJFINN COMMERCIAL

Tel: 020 8995 5678

Fax: 020 8995 6979

Email: info@mjfinncommercial.co.uk

Web Site: www.mjfinncommercial.co.uk

Subject to Contract

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