

# ROYAL PARADE

HANGER LANE, LONDON W5 1ET



UNBROKEN FREEHOLD RETAIL AND RESIDENTIAL PARADE  
IN A PRIME WEST LONDON LOCATION



## INVESTMENT SUMMARY

- The property is very well located within a small parade on Hangar Lane in Ealing, a prime, Zone 3 West London location, just 7 miles west of central London.
- The property is situated on Royal Parade, on the western side of Hanger Lane, adjacent to Crown Plaza Hotel and just a 1 minute walk from Hanger Lane Underground Station.
- The property provides **9,814 sq ft** of retail accommodation and **26 x 2 bed flats** on the floors above and currently produces an income of **£673,877 pa**.
- **Freehold.**
- The site has the potential to offer a medium to long term redevelopment opportunity with a variety of different uses, subject to the relevant planning consents.
- We are seeking offers in excess of **£10,100,000 (Ten Million One Hundred Thousand Pounds)** subject to contract and exclusive of VAT for our client's freehold interest in the above.
- **Net initial yield of 6.25%** after allowance for unadjusted purchaser's costs of 6.8%.


 Premier Inn

A406

ROYAL PARADE

  
CROWNE  
PLAZA  
HOTELS & RESORTS

A40

Hanger Lane 

Central Line

**THE STAY CLUB**  
LONDON STUDENT ACCOMMODATION

A406



# LOCATION

The property is very well located within a small parade on Hangar Lane in Ealing, a prime, Zone 3 West London location within the London Borough of Ealing, just 7 miles west of Central London and only 1.5 miles northwest of Wembley.

Royal Parade is ideally located directly adjacent to the Hangar Lane Gyratory, one of London's most significant arterial routes. The Hangar Lane Gyratory System is just off of the A406 north circular which leads to the A40, The A40 passes through seven London Boroughs and provides direct access to the City to the east and the M25, Home Counties and Midlands via the M40 to the west.

Hangar Lane Underground Station sits just a 1-minute walk from the property and provides quick access to both West, Central & East London via the Central Line.

The property is well-positioned for convenient access to London Heathrow, the largest airport in the UK, located approximately 11 miles to the south west. The airport offers approximately 1,300 flights per day to a plethora of domestic and international destinations.



**'WELL LOCATED WITHIN A SMALL PARADE ON HANGAR LANE IN EALING, A PRIME, ZONE 3 WEST LONDON LOCATION, JUST 7 MILES WEST OF CENTRAL LONDON.'**

# COMMUNICATIONS



## By Road

Park Royal:	2 miles
Wembley:	2 miles
Ealing:	2 miles
M4 (Junction 2):	3 miles
M1 (Junction 1):	4 miles
Central London:	7 miles
Edgware:	9 miles
M40 (Junction 1):	11 miles
M3 (Junction 1):	11 miles
M25: (Junction 16):	22 miles



## London Underground

Perivale:	3 mins
North Acton:	3 mins
Marble Arch:	20 mins
Oxford Circus:	23 mins
Liverpool Street:	35 mins

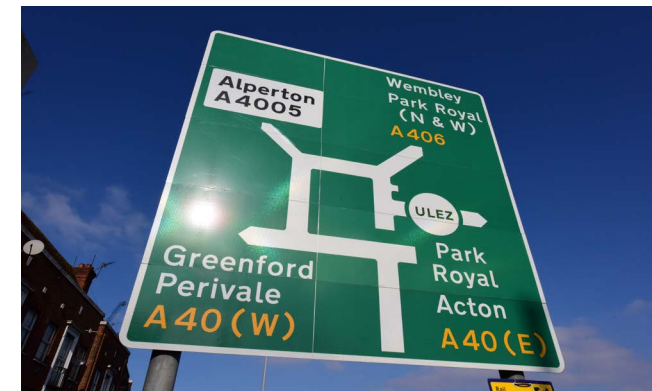


## By Air

Heathrow Airport:	11 miles
London City Airport:	27 miles
London Luton Airport:	31 miles
Gatwick Airport:	40 miles



## Central Line



# SITUATION

The property is situated on Royal Parade, on the western side of Hanger Lane at its junction with Western Avenue. The Parade is located adjacent to the Crown Plaza Hotel and on the south side of the Hanger Lane roundabout and ideally located just a 1 minute walk away from Hanger Lane Underground.

Different occupiers within the nearby vicinity include Crowne Plaza, Premier Inn, McDonald's, Halfords, Wickes, Asda Superstore as well as local office, industrial and residential sectors.



'SITUATED ADJACENT TO CROWN PLAZA HOTEL AND JUST A 1 MINUTE WALK FROM HANGER LANE UNDERGROUND STATION.'





STOWELL'S CORNER

Lyca  
Mobile

HANDELAND FOOD & WINE  
FRUITS & VEGETABLES  
BREADS & BAKERY

WEST LONDON  
ACCOUNTING 0208 3542 495

PROFESSIONAL  
BIBRO KSEI WE

KOSHER M. LIPOWICZ  
BUTCHERS POULTERERS

BLESSED  
BURGERS

FREE DELIVERY 020 8248 6395

TigerBay

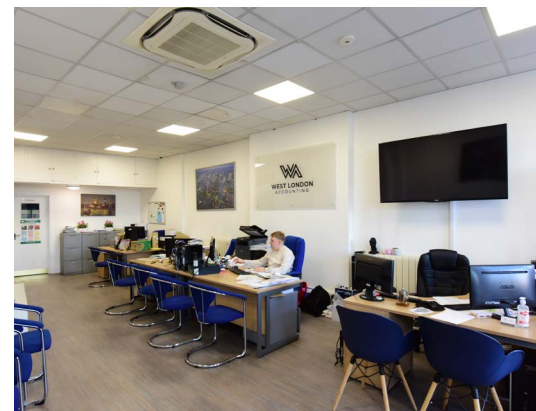
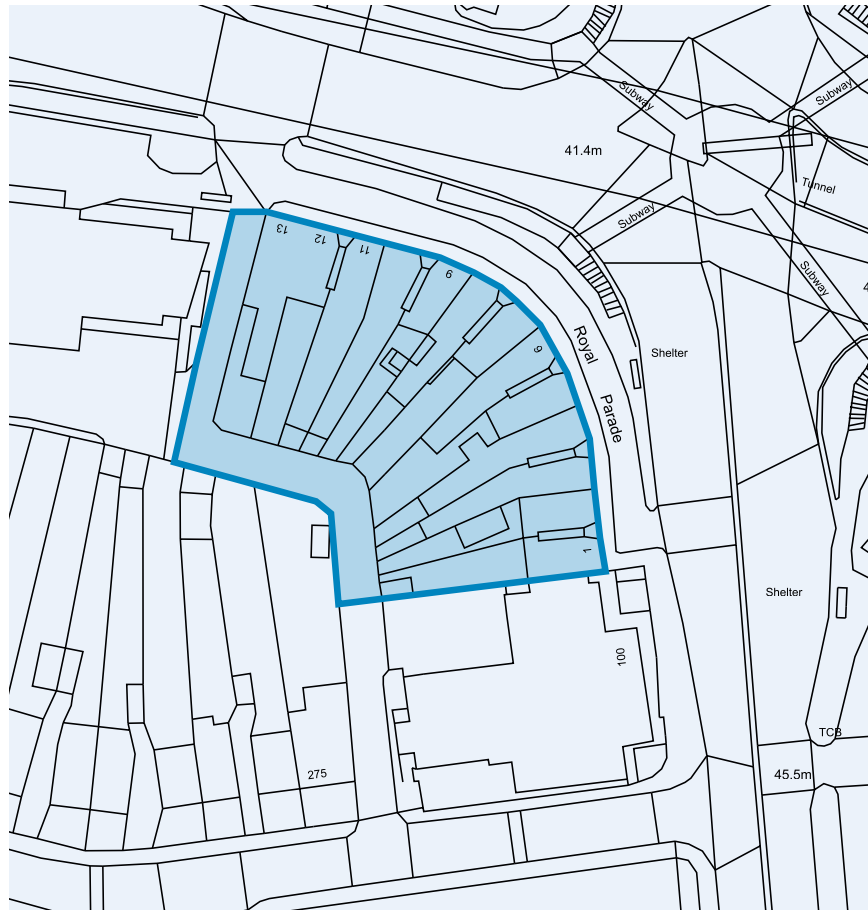
motorcycle helmets | clothing | boots | gloves |

# DESCRIPTION

The subject property comprises a terrace of shops, originally constructed in the 1920's, providing 11 retail units and 26 x 2 bed flats on the floors above. The buildings are of traditional brick construction with solid floors on the ground and timber floors above. The roof structure is pitched and tiled.

Access to the residential upper parts are provided via the doors located at various points within the front of the parade.

The rear of the property is accessed via a side road and provides some car parking as well as access to the rear of the parade.







# ACCOMMODATION & TENANCY

The property is currently multi-let in accordance with the below tenancy schedule and produces a current income of £673,877. All 26 flats are 2-bedrooms.

Unit	Tenant	ITZA (sq m)	ITZA (sq ft)	Sq m	Sq ft	Lease Terms	Rent Review (Break)	Rent (£pa)	Comments
1	William Hill Organization Ltd	42.46	457	57.88	623	10 years From: 25/03/2014 To: 24/03/2024		£19,500	Tenant holding over In the process of offering a new 10 year lease, with a tenant break in year 5 at a rent of £27,500 per annum
1A	AST	457				1 year From: 01/01/2024 To: 31/12/2024		£17,040	Rent deposit held £1,440 Tenant holding over
1B	AST	57.88				1 year From: 01/04/2024 To: 31/03/2025		£16,800	Rent deposit held £1,385
2	Knight Young Properties Ltd	44.31	477	82.31	886	10 years From: 25/12/2018 To: 24/12/2028		£22,800	Rent deposit held £11,400
2A	AST					1 year From: 26/04/2020 To: 25/04/2021		£15,721	Tenant holding over
2B	AST					1 year From: 01/02/2019 To: 31/01/2020		£15,876	
3	Virayam Singh Sarna (T/A Supermarket)	67.82	730	168.34	1,812	10 years From: 25/12/2020 To: 24/12/2030	25/12/2025	£19,000	Rent deposit held £8,000
3A	AST					1 year From: 01/04/2022 To: 31/03/2023		£15,566	Tenant holding over
3B	AST					1 year From: 08/01/2024 To: 07/01/2025		£15,600	Rent deposit held £1,385
4	Manmeet Singh Sarna (T/A Newsagent)	36.14	389	40.13	432	10 years From: 29/09/2023 To: 28/09/2033	29/09/2028	£21,000	LL rolling break from 23/06/2029 subject to 12 months notice Rent deposit held £8,000 Tenant recently extended lease
4A	AST					1 year From: 01/04/2024 To: 31/03/2025		£18,600	Rent deposit held £1,750
4B	AST					1 year From: 26/08/2022 To: 25/08/2023		£15,600	Rent deposit held £1,500 Tenant holding over
5	Cross Chemist Ltd	44.31	477	58.62	631	10 years From: 13/10/2014 To: 13/10/2024		£17,500	Rent deposit held £7,980

Unit	Tenant	ITZA (sq m)	ITZA (sq ft)	Sq m	Sq ft	Lease Terms	Rent Review (Break)	Rent (£pa)	Comments
5A	AST					1 year From: 20/09/2023 To: 19/09/2024		£16,800	Rent deposit held £1,615
5B	AST					2 years From: 15/05/2024 To: 14/05/2026		£18,600	Rent deposit held £1,750
6	Fidex (UK) Ltd Café Gourmandise	46.82	504	83.71	901	15 years From: 18/02/2015 To: 17/02/2030	18/02/2025	£18,000	Rent deposit held £4,125
6A	AST					1 year From: 31/07/2022 To: 30/07/2023		£15,600	Rent deposit held £1,500 Tenant holding over
6B	Residential					99 years From: 24/06/1975 To: 23/06/2074	24/06/2025	£30	Rising ground rent £60 from 24/06/2025 Ground rent payable 6-monthly 24/06 and 25/12
7	Vijay Makrubiya & Kirankumar Soma	41.71	449	54.53	587	15 years From: 14/05/2013 To: 13/05/2028	14/05/2025 (every 3 years)	£19,500	Rent deposit held £11,570
7A	AST					1 year From: 21/03/2023 To: 20/03/2024		£16,380	Rent deposit held £1,500 Tenant holding over
7B	AST					1 year From: 15/10/2022 To: 14/10/2023		£18,600	Rent deposit held £1,785 Tenant holding over
8	West London Accounting Ltd	50.07	539	105.07	1,131	10 years From: 19/11/2014 To: 18/11/2024		£19,500	
8A	AST					1 year From: 30/10/2023 To: 29/10/2024		£16,800	Rent deposit held £1,615
8B	AST					2 years From: 09/06/2023 To: 08/06/2025		£15,600	Rent deposit held £1,500
9	Tiger Bay Int. Ltd Restaurant	44.41	478	57.41	618	10 years From: 11/07/2023 To: 10/07/2033	11/07/2028	£20,500	Outside L&T Act LL rolling break from 11.07.2029 subject to 12 months notice
9A	AST					1 year From: 01/10/2023 To: 30/09/2024		£16,800	Rent deposit held £1,400
9B	AST					1 year From: 01/01/2024 To: 31/12/2024		£16,640	
10 & 11		105.54	1,136	180.33	1,941	15 years	12/10/2024		
10	Puli Bay Ltd Restaurant	52.77	568	85.66	922	From: 08/08/2018	4 yearly Rent Reviews	£44,000	Rent deposit held £25,000
11		52.77	568	94.67	1,019	To: 11/10/2033			
10A	AST					1 year From: 09/01/2024 To: 08/01/2025		£18,000	Rent deposit held £1,730

Unit	Tenant	ITZA (sq m)	ITZA (sq ft)	Sq m	Sq ft	Lease Terms	Rent Review (Break)	Rent (£pa)	Comments
10B	Notting Hill Genesis					2 years From: 01/03/2023 To: 28/02/2025		£15,480	
11A	AST					1 year From: 15/06/2024 To: 14/06/2025		£18,600	Rent deposit held £1,750
11B	AST					2 years From: 13/07/2023 To: 12/07/2025		£16,800	Rent deposit held £1,615
12/13	RDM (UK) Holdings Ltd	102.84	1,107	217.67	2,343	10 years From: 25/06/2014 To: 24/06/2024		£38,284	
12A	AST					1 year From: 01/04/2023 To: 31/03/2024		£15,600	Rent deposit held £1,938 Tenant holding over
12B	AST					1 year From: 20/08/2023 To: 19/08/2024		£17,160	Rent deposit held £1,500
13A	AST					1 year From: 01/06/2024 To: 31/05/2025		£16,800	Rent deposit held £1,938
13B	AST					1 year From: 01/02/2020 To: 28/02/2021		£13,200	Rent deposit held £1,000 Tenant holding over
Total		626.45	6,743	1,106.01	11,905			£673,877	

'NOTTING HILL GENESIS IS ONE OF THE LARGEST HOUSING ASSOCIATIONS IN LONDON AND THE SOUTH EAST, OWNING AND MANAGING MORE THAN 66,000 HOMES AND EMPLOYING APPROXIMATELY 2,000 STAFF.'



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Hanger Lane 

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**CROWNE  
PLAZA**  
HOTELS & RESORTS

A40



## TENURE

Our client will be disposing of the Freehold interest held under Titles MX208459, NGL246782 and MX269398

## EPC

Further information to be provided upon request.

## VAT

The property is not elected for VAT.

## REDEVELOPMENT

We believe that the site offers a medium to long term redevelopment opportunity with a variety of different uses, subject to the relevant planning consents. These uses could include hotel, student, residential or potentially a mixed-use development scheme.

Flat 6B is sold off on a long lease. This leasehold would need to be purchased in order to carry out a re-development of the whole building.

## PROPOSAL

We are seeking offers in excess of **£10,100,000 (Ten Million One Hundred Thousand Pounds)** subject to contract and exclusive of VAT for our client's freehold interest in the above, reflecting a **net initial yield of 6.25%** after allowance for unadjusted purchaser's costs of 6.8%.

## FURTHER INFORMATION

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SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT

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