

22-23 HIGH STREET

**EALING**

LONDON W5 5DB

MIXED-USE DEVELOPMENT OPPORTUNITY

**allsop**





## DEVELOPMENT CONSIDERATIONS

- Freehold mixed-use residential led development opportunity in the heart of Ealing.
- Opportunity to acquire a freehold site of approximately 0.025 ha (0.06 acres) within the London Borough of Ealing.
- Excellent transport links with a PTAL rating of 6a, situated just 0.48 km (0.3 miles) from Ealing Broadway Station.
- Ealing is due to benefit from Crossrail.
- The total GIA of the existing building is 439 sq m (4,725 sq ft) comprising approximately 220 sq m (2,368 sq ft) of A3 commercial accommodation at ground floor level and 219 sq m (2,357 sq ft) of further accommodation arranged over the three upper floors.
- Planning submitted (204483FUL) in November 2020 for the remodelling, refurbishment and extension to the existing building to create 9 residential units and change of use of the ground floor A3 accommodation to A1 commercial retail.
- The proposed scheme will provide 160 sq m (1,722 sq ft) GIA of commercial accommodation and a residential GIA of 672 sq m (7,233 sq ft).
- A decision from Ealing Council is expected on 6th January.
- Property available with Vacant Possession.
- Offers sought for the freehold interest on a subject to planning basis, subject to contract.





## LOCATION

The site is located within the London Borough of Ealing, holding a prominent position on the High Street in the heart of Ealing. The property occupies a broadly rectangular site close to Ealing Broadway and Ealing Green. The site is bound by the High Street and Ealing Green to the west, and a mixed-use five-storey apartment building to the north. A historic alleyway runs along the south side of the site leading to the rear of the High Street and rear customer entrances to Ealing Broadway Centre to the east.

The property is surrounded by a mixture of commercial uses along the High Street and Ealing Broadway, including an assortment of offices, shops, restaurants, bars, cafes and pubs. There is a vast array of national and locally run amenities including occupiers such as Cote Brasserie, Wagamama, Boots, Nationwide, Marks & Spencer and Pret a Manger. A number of supermarkets serve the area including Morrisons, Sainsbury's, Planet Organic, Tesco Metro and Lonsis. Ealing is characterised by a mix of housing stock including modern apartment blocks and period properties.

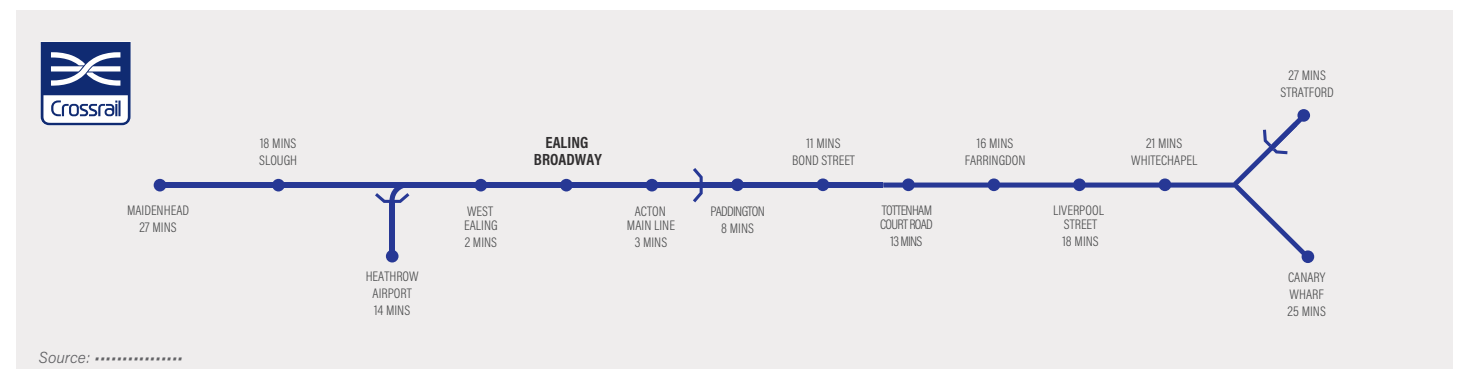
Ealing is home to a number of green open spaces including Walpole Park, Lammas Park and Ealing Common, which are all within walking distance from the property. In addition, there are a number of schools nearby namely Clifton Lodge Preparatory School & Nursery, Christ The Saviour Primary School, The Eden SDA School, International School of London, DP College, and Ealing Fields High School.



## CONNECTIVITY

With a PTAL rating of 6a, the site is situated just 0.48 km (0.3 miles) from Ealing Broadway providing connections into Central London and the West via the Central and District Lines, TfL Rail and Great Western Railway. There are a number of other stations in close walking distance from the site including Ealing Common 1.45 km (0.9 miles) and South Ealing 1.29 km (0.8 miles) providing further links via the Piccadilly and District Lines. Ealing Broadway is due to benefit from Crossrail, cutting journey times to Paddington (8 mins), Bond Street (11 mins), Liverpool Street (18 mins), Canary Wharf (25 mins), and Heathrow Airport (14 mins).

The property benefits from excellent road networks, positioned approximately 2.74 km (1.7 miles) north of the M4 and 3.22 km (2 miles) south of the A40, both arterial roads provide routes into Central London and the West. The M25 and North Circular A406 also provide further connections across London and the South East. A number of bus routes serve the area providing services into Central London and further destinations across West London.





## TENURE

The site is held Freehold under the Title Number: AGL98243.

## DESCRIPTION

The site is broadly rectangular in shape and extends to approximately 0.025 ha (0.06 acres). Dating back to as early as 1865, the site formerly comprised a public house called The Three Pigeons until around 2010 when the building was converted into a restaurant. The existing building, built in the early 1900s, comprises a four storey Edwardian Baroque style building, which currently remains vacant.

The building extends to an approximate GIA of 439 sq m (4,725 sq ft) and comprises approximately 220 sq m (2,368 sq ft) of A3 commercial accommodation at ground floor level and 219 sq m (2,357 sq ft) of further accommodation arranged over the three upper floors of the building. The upper floors are currently arranged as office accommodation.

## VACANT POSSESSION

The property is available with full vacant possession.







PLANNING

The property is located within the London Borough of Ealing.  
Website: [www.ealing.gov.uk](http://www.ealing.gov.uk) Telephone: 020 8825 6600

The existing building lies within the north-eastern boundary of the Ealing Green Conservation Area. The building is neither statutorily nor locally listed.

Planning application (204483FUL) was submitted in November 2020 for: *‘Conversion of existing building into 9 self-contained flats and provision of associated cycle parking space; change of use of the ground floor from Restaurant (Use Class E(b)) to Shop (Use Class E(a)); alterations to the ground floor elevations; three storey rear/side extension (to first, second and third floors) (following demolition of existing side/rear addition)’*

The proposed application is for an infill development comprising three additional storeys with the retention, internal remodelling and refurbishment of the existing building to create 3 x one bedrooms flats and 6 x two bedrooms flats with associated cycle parking and the change of use of the ground floor (A3) to A1.

The proposed development will provide 160 sq m (1,722 sq ft) GIA of commercial accommodation and a residential GIA of 672 sq m (7,233 sq ft).

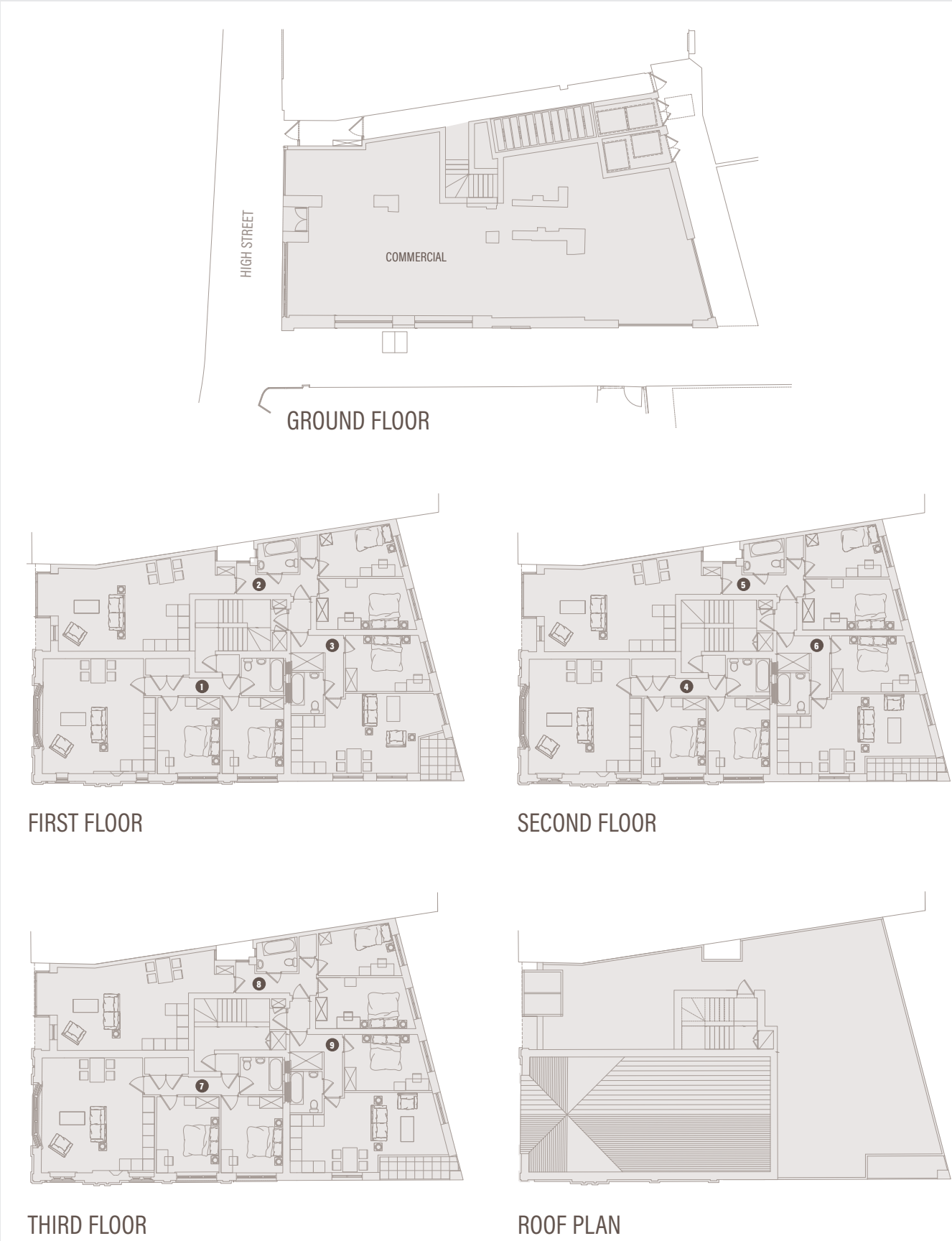
Prior to the planning application being submitted, two consultations were undertaken in relation to the design with the Ealing Green Conservation Area Advisory Panel and the Walpole Residents Associations, both of whom looked favourably on the scheme.

A decision from Ealing Council is expected on 6th January.

PROPOSED SCHEME

The proposed scheme comprises a mixed use block providing a total of 9 private residential units and a retail unit on the ground floor.

COMMERCIAL				
Type	Floor	Size (GIA)		
		sq m	sq ft	
Retail	GF	160	1,722	
Total		160	1,722	
RESIDENTIAL				
Floor	Unit	Accommodation	Size (NSA)	
			sq m	sq ft
1st	1	2B4P	72.1	776
1st	2	2B3P	70.7	761
1st	3	1B2P	51.2	551
2nd	4	2B4P	72.1	776
2nd	5	2B3P	70.7	761
2nd	6	1B2P	51.2	551
3rd	7	2B4P	72.1	776
3rd	8	2B3P	70.7	761
3rd	9	1B2P	51.2	551
		9	582	6,265





## SURROUNDING DEVELOPMENTS

### THE FILMWORKS, 59-63 NEW BROADWAY, 14 + 18-22 BOND STREET, EALING, W5 5AH

This is a St George's, Berkeley Group mixed-use development located approximately 0.2 miles northwest of the subject property. Planning consent was granted in October 2017. Preserving the art deco façade of the former Empire Cinema and set around a central piazza, this development will provide for an 8 screen Picturehouse cinema, 6,409 sq m (68,983 sq ft) of leisure space, bars, restaurants, retail accommodation and 209 residential apartments.

The site is currently under construction and the first blocks are set to complete in 2021.



### SHERWOOD CLOSE ESTATE, SHERWOOD CLOSE, EALING, W13 9LX

This is a Lovell Homes mixed-use development situated approximately 0.8 miles west of the subject property. Planning consent was granted in October 2015 for the demolition of the existing buildings and construction of 305 residential units across four apartment buildings with 70 sq m (753 sq ft) of community space.

Phase 1 completed in Q4 2018 and Phase 2 is currently under construction.

### GARAGES REAR OF 45 THE MALL, 45A THE MALL, EALING, W5 3TJ

This is a scheme by Goldenstone Development and Orbital Developments situated approximately 0.4 miles east of the subject property. Planning consent was granted in November 2018 for 700 sq m (7,535 sq ft) of office accommodation and 35 residential units. The site is currently under construction with completion due Q4 2021.





## VAT

The property is elected for VAT.

## ANTI-MONEY-LAUNDERING

A successful bidder will be required to provide information to satisfy the AML requirements when Head of Terms are agreed.

## FURTHER INFORMATION

Further information including planning documents are available in the data room which can be accessed using the following link  
<https://datarooms.allso.co.uk/register/Ealing>

## ASKING PRICE

We are instructed to seek offers for the freehold interest on a subject to planning basis, subject to contract.



For further information or to make arrangements for viewing please contact:

<b>Richard How</b>	<b>Victoria Barron</b>
<b>07917 891115</b>	<b>07391 407618</b>
<a href="mailto:richard.how@allso.co.uk">richard.how@allso.co.uk</a>	<a href="mailto:victoria.barron@allso.co.uk">victoria.barron@allso.co.uk</a>

[allso.co.uk](https://allso.co.uk)