

FOR SALE BY ORDER OF THE COURT  
APPOINTED RECEIVER

# 8 KING STREET SOUTHALL UB2 4DA

FREEHOLD MIXED USE INVESTMENT  
VACANT SHOP, TRIPLEX APARTMENT  
& REAR RESIDENTIAL BUILDING

RIB

ROBERT IRVING BURNS





## EXECUTIVE SUMMARY

- The property comprises a mid-terraced four-storey building with a retail unit on ground & basement floors and a residential four-bedroom triplex apartment on the upper floors.
- The asset also benefits from a two-storey residential rear extension, currently presented as six rooms.
- Southall is a popular West London suburb situated within the London Borough of Ealing approximately 11 miles west of Central London.
- Situated in an established and busy retail parade, within London's Zone 4.
- Strong transport links via Elizabeth Line and Great Western Rail services to Central London. London Heathrow Airport is 7 miles to the west.
- Of interest to investors and/or owner occupiers.
- Offers are invited for the Freehold interest

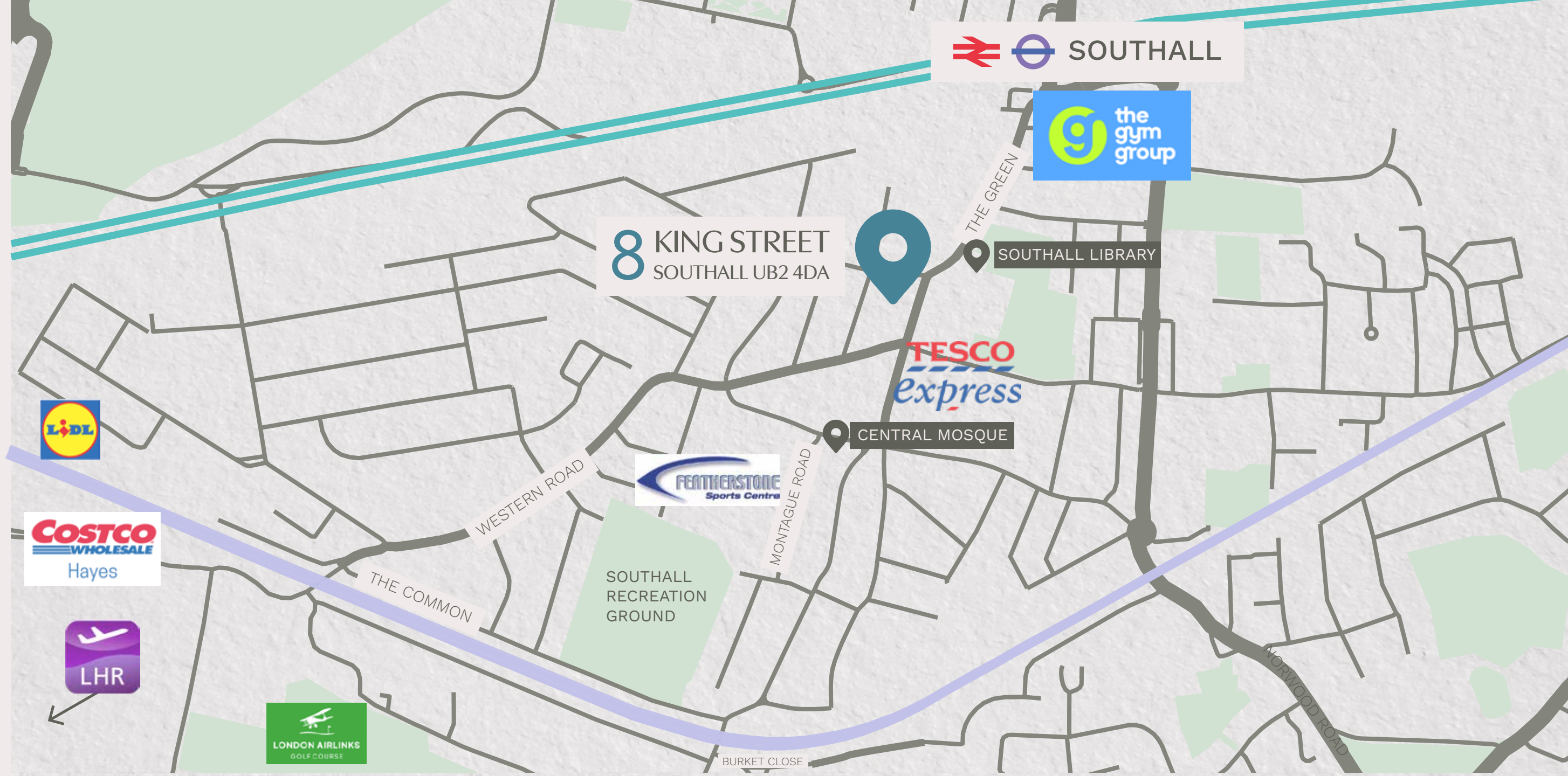
# LOCATION

The property is located on the west side of King Street, close to its junction with Featherstone Road.

Southall is a densely populated area of West London in the London Borough of Ealing. The area is closely bounded by Northolt to the north, Hanwell to the east, Heston to the south and Hayes to the west.

King Street is a bustling thoroughfare and the property itself is positioned within a busy parade comprising of local retailers and independant operators.

Southall Station is a short walk to the northwest of the property and provides National Rail and Underground services to Central London via the Elizabeth Line.



## Travelling times from 8 King Street to:

  Heathrow Airport  
16 minutes

  Bond Street  
27 minutes

 Oxford Circus  
31 minutes

 Liverpool Street  
34 minutes

 Tottenham Court Road  
19 minutes

  Paddington  
19 minutes



# DESCRIPTION

The property comprises a mid-terraced four-storey building with a vacant retail unit on ground & basement floors (Use Class E) and residential accommodation on the upper floors, arranged as a four-bedroom triplex over 1st, 2nd & 3rd floors.

The asset also benefits from a two-storey residential rear extension, currently presented as six rooms. It is understood that other than one of the rooms, the entire property is to be offered with vacant possession. This building has its own access via a rear service road but can also be accessed via the front building.

The total Gross Internal Floor Area of the property is 440.57 m<sup>2</sup> (4,742 ft<sup>2</sup>)



REAR ACCESS



TRIPLEX



RETAIL

## TENANCY & ACCOMMODATION

RETAIL UNIT		
Ground	Sales area, 3x storage rooms, WC	93.98 m <sup>2</sup> (1,012 ft <sup>2</sup> )
Basement	Storage	53.21 m <sup>2</sup> (573 ft <sup>2</sup> )
<b>Total Net Internal Floor Area</b>		<b>147.19 m<sup>2</sup> (1,594 ft<sup>2</sup>)</b>

TRIPLEX APARTMENT		
Ground	Hallway and stairs	15.04 m <sup>2</sup> (162 ft <sup>2</sup> )
First	Hallway, kitchen, reception, dining room, bathroom/WC	78.01 m <sup>2</sup> (840 ft <sup>2</sup> )
Second	Hallway, three bedrooms and shower room/WC	65.40 m <sup>2</sup> (704 ft <sup>2</sup> )
Third	Bedroom with ensuite, study/bedroom with ensuite	41.60 m <sup>2</sup> (448 ft <sup>2</sup> )
<b>Total Gross Internal Floor Area</b>		<b>200.06 m<sup>2</sup> (2,153 ft<sup>2</sup>)</b>

RESIDENTIAL REAR EXTENSION		
Ground Rear	Room 1 with kitchenette and shower/WC	10.91 m <sup>2</sup> (117 ft <sup>2</sup> )
Ground Rear	Room 2 with kitchenette and shower/WC	14.58 m <sup>2</sup> (157 ft <sup>2</sup> )
First Rear	Room 1 with kitchenette and shower/WC	13.44 m <sup>2</sup> (145 ft <sup>2</sup> )
First Rear	Room 2 with kitchenette and shower/WC	16.89 m <sup>2</sup> (181 ft <sup>2</sup> )
First Rear	Room 3 with kitchenette and shower/WC	9.54 m <sup>2</sup> (103 ft <sup>2</sup> )
First Rear	Room 4 with kitchenette and shower/WC	11.20 m <sup>2</sup> (121 ft <sup>2</sup> )
Common Parts	Ground and first floor	16.76 m <sup>2</sup> (180 ft <sup>2</sup> )
<b>Total Gross Internal Floor Area</b>		<b>93.32 m<sup>2</sup> (1,004 ft<sup>2</sup>)</b>

Note: The above information has been provided to us and all interested parties should verify this as part of their due diligence.

Offers are invited for the benefit of the Freehold interest.

## TENURE

The property is held Freehold under Title Number: NGL208705.



## EPC

Available Upon Request.

## VAT

TBC.

## PRICE

Available Upon Application.

The Receiver and their agents accept no liability for any of the information provided and recommend all interested parties to carry out their own due diligence.

Misrepresentation Act 1967.  
These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.  
February 2024.

## CONTACT US

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# RIB

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