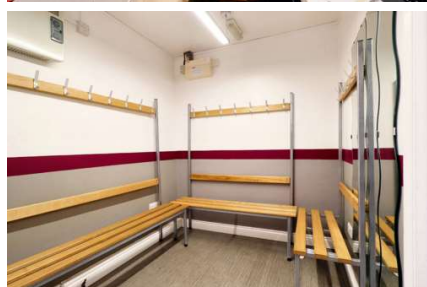
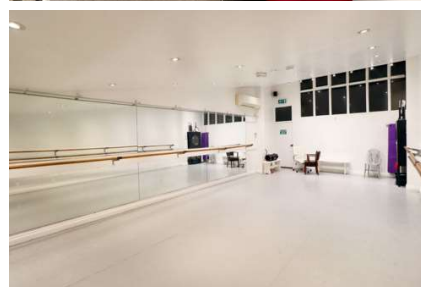
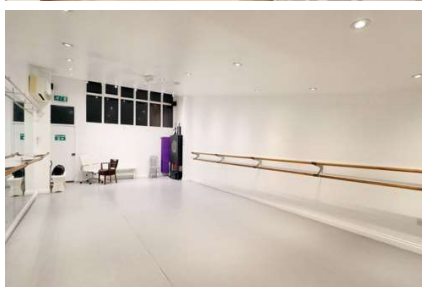
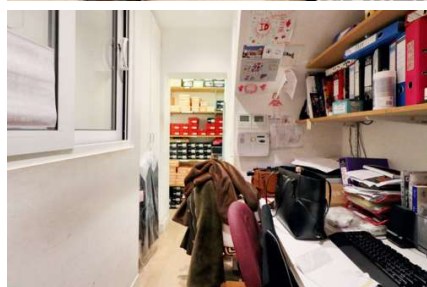



FREEHOLD MIXED USE FOR SALE





96 Pitshanger Lane, Ealing, W5 1QX

£ 700,000


 Ealing

 1 Bedroom

 1 Bathroom

 Mixed Use

 W5 1QX

 Pitshanger Lane

## Highlight Features

- ✓ Close to Ealing Broadway
- ✓ Free on Street Parking
- ✓ High Yield Return
- ✓ Investment Opportunity
- ✓ Mixed Use Property
- ✓ Tenure: Freehold



# Description

Kingworths are proud to present this rare investment opportunity in the ever popular part, 'hidden gem' of Ealing, a mixed-use FREEHOLD property, commercial unit and a large one-bedroom apartment above. Ground floor commercial unit is occupied by a well-established business who has been operating for 12 years. Available by a way of an investment only with commercial tenant in situ

## Location:

The premises is located in a well sought after Pitshanger Lane, Ealing, W5. Ealing Broadway Station which is on District, Central and Elizabeth Line (part of Crossrail) is within 5 minutes' drive.

## Accommodation:

Ground floor commercial and one bedroom apartment above.

Total size: 1,700 sq ft.

## Usage:

We believe the commercial premises fall under E Class of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020 but applicants will be advised to make their own enquiries with London Borough of Ealing Council.

## EPC:

Commercial unit and the apartment have an energy performance rating of: 'C' & 'D' respectively.

## Viewings:

Strictly by an appointment via Kingworths.

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# Map



# Interested In This Property?

Book a viewing using the form or get in touch with us on the details below:

Kingworths

Westlink House, 981 Great West Road, Brentford, TW8 9DN

Tel: 020 8226 0141

Email: [info@kingworths.com](mailto:info@kingworths.com)