

GUIDE PRICE
£250,000

BIDDING DEPOSIT
£3,500

DIGITAL AUCTION DATE
18th August 2020

OUND PLUS
ssories Repairing & Unlocking • Electrical • Key Cutting Hardware • Households
uff Toiletries • Bed Ding • Stationery • Watch Repairing • DIY • Bags • Luggage • Vape

OCKING & ACCESSORIES - KITCHEN STUFF - HARDWARE & STATIONARY

CLASSY BARBERS
HAIRCUT - HOT TOWEL SHAVE - FACIAL - WAXING - THREADING

Tops Pizza
DELIVERY

176 High Street, Acton, London, W3 9NN

Long leasehold retail investment in a popular west London suburb producing £20,000 per annum



Property Summary

- Long leasehold retail investment
- Established retail parade
- Popular west London suburb
- New 10 year lease expiring in 2030
- 5 yearly rent review
- Producing £20,000 per annum

Location

Acton is a popular west London suburb lying about 6 miles west of central London. It can be accessed via the A40 (Westway) and A4 (Great West Road) as well as the A4020 (Uxbridge Road). The area is well served by public transport links with numerous underground stations including Acton Town (District and Piccadilly Line), East Acton (Central Line) and North Acton (Central Line). Overground rail services are provided at Acton Central and Acton Main Line railway stations as well as numerous bus services serving the area.

High Street forms part of the A4020 with the property forming part of an established retail parade on its north side near its junction with Market Place and Church Road. Nearby occupiers include Barclays, Subway, Morrisons, TSB and Santander.

Description

The ground floor and part basement of a larger four storey building of traditional construction. The property comprises a retail unit with ancillary accommodation at basement level totalling approximately 124.61 sq m (1,341 sq ft) currently trading as a barber's shop.

Tenure

Long leasehold for a term of 999 years from 29/04/2016 at a ground rent of £100 per annum



VAT

VAT is not applicable

EPC

Rating 86 Band D

Local Authority

Ealing Council
020 8825 6600
www.ealing.gov.uk



Floor	Accommodation	Tenancy	Rent PA
Ground Basement	Retail/ancillary 66.27 sq m (713 sq ft) Ancillary/storage 58.34 sq m (628 sq ft)	Let to Anwar Faiq Musher t/a Classy Barbers for a term of 10 years from 23/03/2020	£20,000 (1)
TOTAL	124.61 sq m (1,341 sq ft)		£20,000

(1) Rent review at the end of the fifth year

(2) The auctioneers have not measured the property. All floor areas have been provided by the vendor.

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