

**Lot 7, 115 The Vale, Uxbridge Road, Acton, London,**

**W3 7RQ**

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



Freehold High Yielding Mixed Use investment

[www.acuitus.co.uk](http://www.acuitus.co.uk)

# Lot 7, 115 The Vale, Uxbridge Road, Acton, London, W3 7RQ

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## Property Information

### Freehold High Yielding Mixed Use investment

- Shop let as takeaway until June 2030
- Four self contained flats above (1 x studio & 3 x 1 beds) all let on AST's
- Nearby occupiers include David Lloyd, Post Office and a range of local cafe's, restaurants and boutiques
- VAT-free Investment

#### Lot

7

#### Auction

12th February 2026

#### Rent

£76,100 per Annum

#### Status

Available

#### Sector

Retail, Residential

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

8 miles west of Central London, 2 miles west of Shepherd's Bush and Westfield White City

#### Roads

A40, A4,A402,A4020

#### Rail

Acton Central (Overground), Turnham Green Underground Station (District Line)

#### Air

London Heathrow Airport, London City Airport

### Situation

The property is prominently situated on Uxbridge Road, a principal arterial route, benefitting from high levels of footfall and close to Acton Park. Nearby occupiers include David Lloyd, Post Office and a range of local cafe's, restaurants and boutiques.

### Tenure

Freehold.

### EPC

Shop - Band C, Flat 1 - Band E, Flat 2 - Band C, Flat 3 - Band C, Flat 4 - Band D.

### Description

The property comprises a takeaway arranged on the ground floor, with four self-contained flats on the first, second & third floors, accessed from the front.

### VAT

VAT is not applicable to this lot.

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Takeaway	99.13	(1,067)	YUM & DOLCE LIMITED (t/a O Burger)	20 years from 24/06/2010	£15,500
First/Third	1 x Studio	20.90	(225)	AN INDIVIDUAL	AST - 1 year from 19/03/2025	£13,200
	1 x 1 Bed	39.39	(424)	AN INDIVIDUAL	AST - 1 year from 26/03/2025	£14,400
	1 x 1 Bed	41.43	(446)	AN INDIVIDUAL	AST -1 year from 12/03/2025	£15,600
	1 x 1 Bed	42.74	(460)	AN INDIVIDUAL	AST - 1 year from 30/03/2025	£17,400
Total		243.60	(2,622)			£76,100



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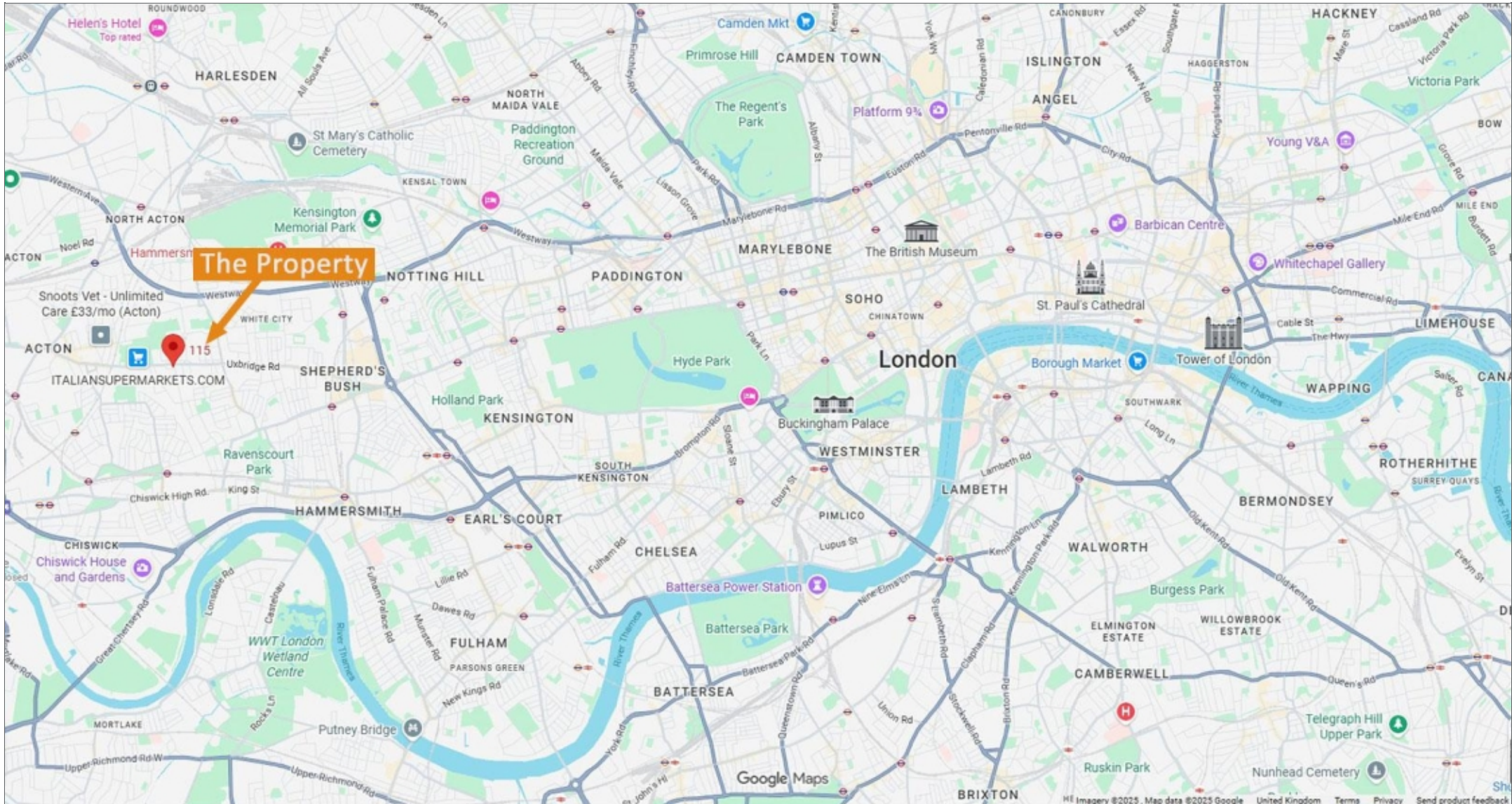
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## Contacts

### Acuitus

**David Margolis**  
+44 (0)20 7034 4862  
+44 (0)7930 484 440  
[david.margolis@acuitus.co.uk](mailto:david.margolis@acuitus.co.uk)

**Anjali Sawali**  
+44 (0)20 7034 4854  
+44 (0)7854 316 621  
[anjali.sawali@acuitus.co.uk](mailto:anjali.sawali@acuitus.co.uk)

### Seller's Solicitors

**Placidi Law Company**  
27 Middle Rd  
Park Gate  
Southampton  
SO31 7GH

**Michael Devall**  
01489 579804  
[michael@placidi.co.uk](mailto:michael@placidi.co.uk)

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