

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

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



## 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 1 x 1 Bed 1 x 1 Bed 1 x 1 Bed	20.90 39.39 41.43 42.74	(225) (424) (446) (460)	AN INDIVIDUAL AN INDIVIDUAL AN INDIVIDUAL AN INDIVIDUAL	AST - 1 year from 19/03/2025 AST - 1 year from 26/03/2025 AST - 1 year from 12/03/2025 AST - 1 year from 30/03/2025	£13,200 £14,400 £15,600 £17,400
<b>Total</b>		<b>243.60</b>	<b>(2,622)</b>			<b>£76,100</b>





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**W3 7RQ**

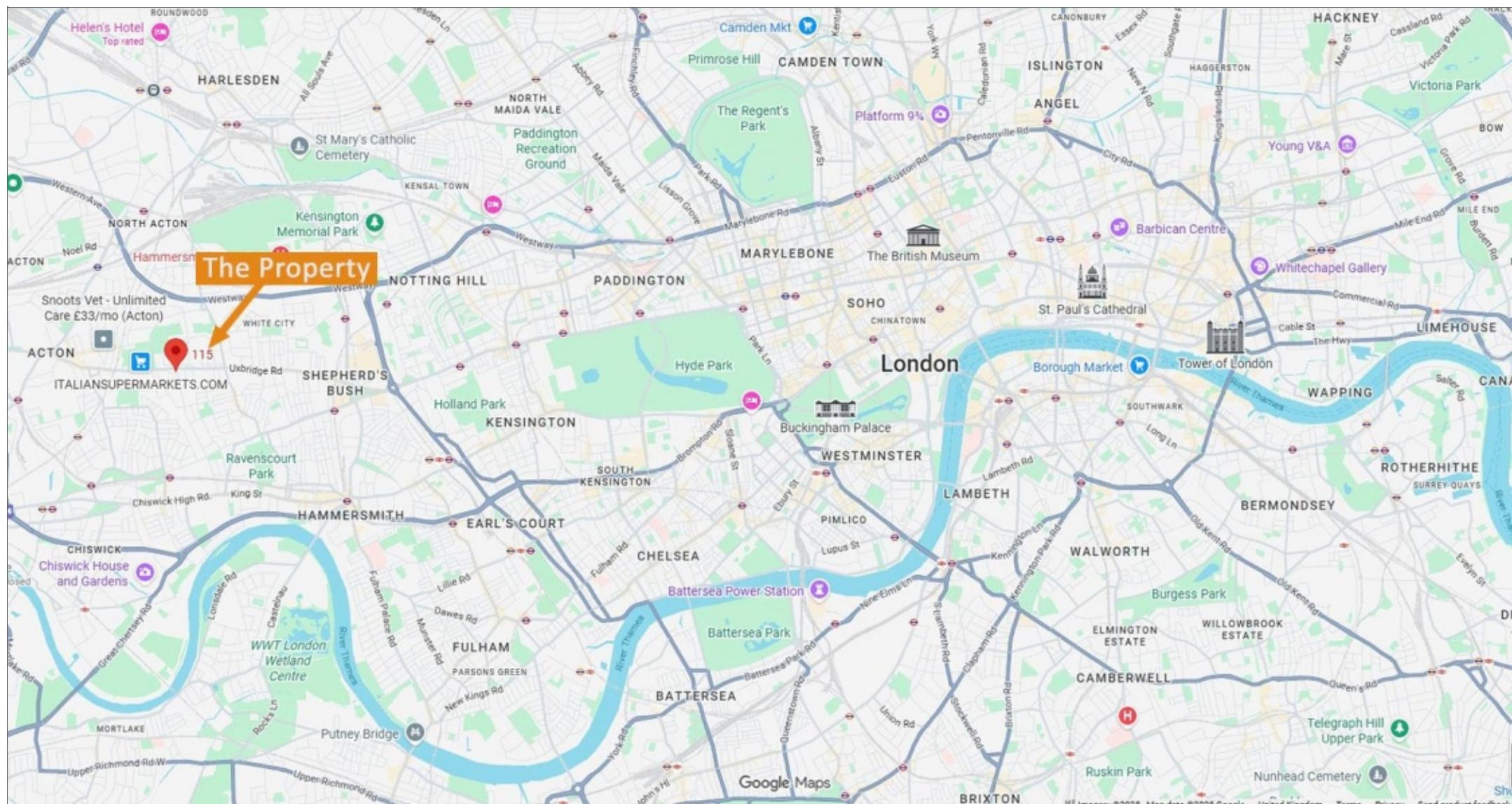
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## Contacts

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