

# 231 High Street, Acton, London W3 9BY

Freehold Retail Investment

**Lot 56**

£20,250 per annum  
exclusive



## Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
231	Ground Basement	Retail Ancillary	71.00 sq m (764 sq ft) 54.90 sq m (590 sq ft)	INDIVIDUALS t/a Lebara Mobile & Khaneja Foods & Wine	16 years 01/09/2005 until 31/08/2021	£20,000	01/09/2017
231A	First	Residential	-	INDIVIDUALS	2 x 125 years from 25/12/2003 until 24/12/2128	£125 each	25 yearly reviews (1)
231B	Second	Residential	-				
<b>Total Commercial Area</b>			<b>125.90 sq m (1,354 sq ft)</b>			<b>£20,250</b>	

(1) The lease provides fixed street rental increases to £225 pa on 25/12/2028, £365 pa on 25/12/2053, £500 pa in 2078 and £650 pa on 25/12/2103.

### Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

### Key Details

- Busy and popular West London suburb
- Crossrail Station to open nearby in 2019
- Prominent position on High Street opposite Morrisons supermarket

### On behalf of Joint Fixed Charge Receivers

#### Location

- Miles:** 7 miles west of the City of London  
1 mile east of Ealing
- Roads:** A4020, A406 (North Circular Road), A40, M4
- Rail:** Acton Central (London Overground)  
Acton Town Underground (District and Piccadilly Lines)
- Air:** Heathrow Airport

#### Situation

Acton is a busy and popular West London suburb 1 mile east of Ealing. The area is well connected by rail and road with the new Crossrail service due to start operating from Acton Mainline in 2019, reducing journey times to Bond Street to just 9 minutes. The property is prominently situated on the southern side of High Street, opposite Morrisons supermarket and car park. Other nearby occupiers include a number of independent retailers, Jennings Bet and Barclays Bank.

#### Description

The property comprises a ground floor retail unit with two self-contained residential flats on the upper floors let on long leases. There is an ATM machine located on site.

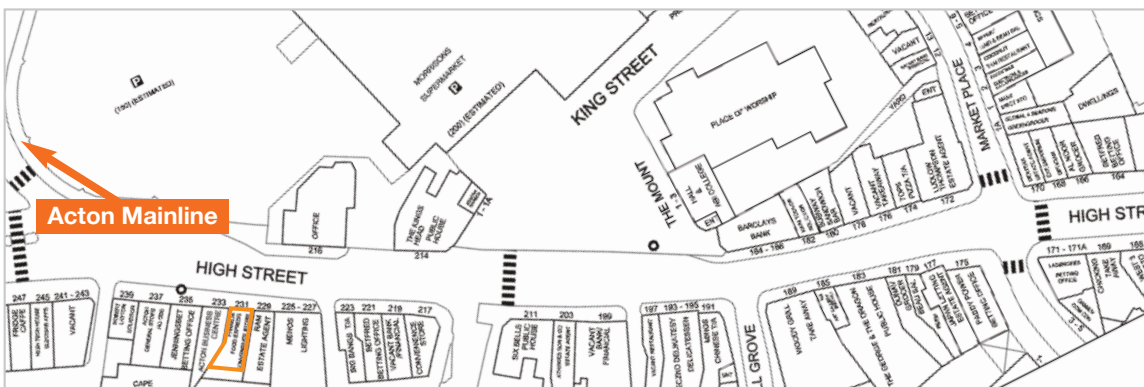
#### Tenure

Freehold.

#### VAT

VAT is not applicable to this lot.

#### Six Week Completion



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