

# Lot 1

£12,000 Per Annum  
Exclusive

## 30 Crown Street, Acton, London, W3 8SB

London Retail Investment



### Key Details

- Let to Estate Agent's Office Until 2030 (Subject to option)
- 4 yearly Rent Reviews
- Popular West London Suburb
- Close to Acton Town and Acton Central Stations
- 6 Miles West of Central London

### Location

**Miles:** 6 miles west of Central London  
2 miles west Shepherd Bush and Westfield White City

**Roads:** A4020, A406 (North Circular Road), A40, M4

**Rail:** Acton Town Underground Station (District, Piccadilly Line), Acton Central (Overground)

**Air:** London Heathrow Airport, London Gatwick Airport, London City Airport

### Situation

Acton is a popular west London residential suburb approximately 6 miles west of Central London close to Ealing and Shepherds Bush. Acton benefits from several major redevelopments such as One West Point, delivering 701 new homes across four buildings; Acton Gardens, a 52 acre site delivering 3,463 with many further developments planned or in construction as well as Crossrail serving Acton Mainline making Acton one of the best connected areas in West London.

The Property is situated on the south side of Crown Street equidistant between Acton Town Underground Station (District, Piccadilly Line) and Acton Central (Overground) and near to the junction of the busy and popular Acton High Street (A4020). Crown Street has a mix of commercial and residential units including a dry cleaners, convenience store, and cafes. Other nearby occupiers include Subway, McDonalds, Lidl, Superdrug and many local pubs, estate agents and restaurants.

### Description

The property comprises a self contained ground floor retail unit.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
Ground	Estate Agents Office	28.34 sq m (305 sq ft)	CITY LIVING WLDN LIMITED with a personal guarantee(1)	10 years from 12/10/2020 until 2030 (2)	£12,000	12/10/2024 and 2028 (12/10/2030)
<b>Total Approximate Floor Area</b>		<b>28.34 sq m (305 sq ft) (3)</b>			<b>£12,000</b>	

- (1) City Living WLDN Limited is an estate agency established in 2017.
- (2) The lease provides the tenant the option to determine the lease on 12/10/2025
- (3) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk))

### Tenure

Virtual Freehold. Held for a term of 999 years from completion at a current ground rent reserved of £150 per annum exclusive. The Freehold is available by separate negotiation.

### VAT

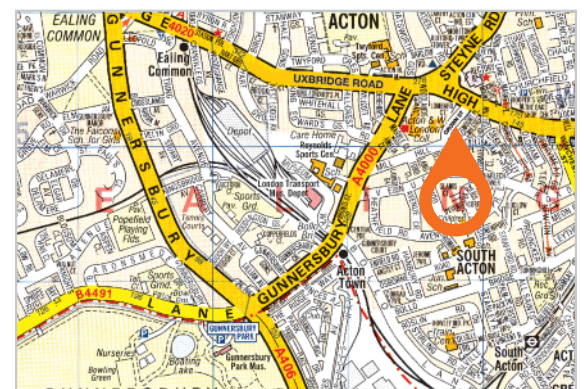
VAT is applicable to this lot.

### Energy Performance Certificate

Band A.

### Six week completion

**32 and 36 Crown Street are being offered for sale separately as lot numbers 6 and 24**



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