

# Lot 6

£12,000 Per Annum  
Exclusive

32 Crown Street, Acton,  
London, W3 8SB

London Retail Investment



## Key Details

- Let Until 2032 (Subject to Option)
- 4 yearly Rent Reviews
- Popular West London Location
- 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.

## Tenure

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

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
Ground	Retail	26.12 sq m (281 sq ft)	N. SIDI TAILORS LIMITED (1)	12 years from 04/09/2020 until 2032 (2)	£12,000	04/09/2024 and 2028 (04/09/2032)
Total Approximate Floor Area		26.12 sq m (281 sq ft) (3)			£12,000	

- (1) N. Sidi Tailors Limited was incorporated in 2020.  
(2) The lease provides the tenant the option to determine the lease on 04/09/2026.  
(3) The Floor areas above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk))

### VAT

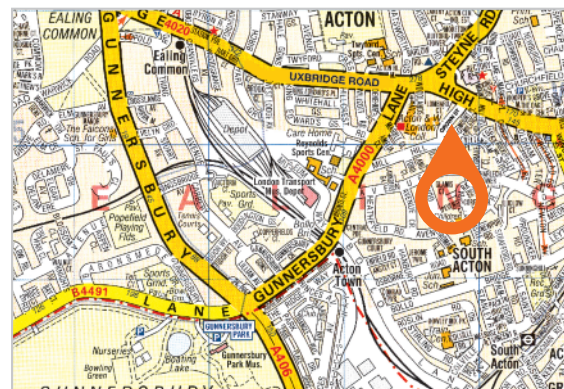
VAT is applicable to this lot.

### Energy Performance Certificate

Band A.

### Six week completion

30 and 36 Crown Street are being offered for sale separately as lot numbers 1 and 24



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