

# Lot 24

£32,500 Per Annum Exclusive

## 36 Crown Street, Acton, London, W3 8SB London Dental Practice Investment



### Key Details

- Dental Practice Let Until 2033 (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 modern self contained commercial unit with accommodation on the ground floor and lower ground floor.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
Ground	Dental	23.00 sq m (248 sq ft)	ROXDENT LIMITED and ARTMEDICA LIMITED and an INDIVIDUAL with a personal guarantee t/a Perfect Smile (1)	12 years from 29/03/2021 until 2033 (2)	£32,500	29/03/2025 and 2029 (29/03/2033)
Lower Ground	Practice	102.00 sq m (1,098 sq ft)				
<b>Total Approximate Floor Area</b>		<b>125.00 sq m (1,346 sq ft)</b> (3)			<b>£32,500</b>	

- (1) Perfect Smile is a dental practice with 30 locations across England established in 2007.
- (2) The lease provides for a tenant option to determine the lease on 29/03/2029.
- (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 of the sale at a ground rent reserved of £250 per annum exclusive. The Freehold is available by separate negotiation.

### VAT

VAT is applicable to this lot.

### Six week completion

### Energy Performance Certificate

Band A

**30 and 32 Crown Street are being offered for sale separately as lot numbers 1 and 6**



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