






177 High Street, Acton, W3 9DJ

£ 1,075,000

 Acton

 Mixed Use

 177 HS

## Highlight Features

- ✓ Close to Acton Town St
- ✓ Freehold Mixed Use
- ✓ Great Transport Links
- ✓ Ground Floor Commercial
  - ✓ Prime Location
- ✓ Spread Over Four Floors

# Description

Large FREEHOLD mixed-use property for sale in Acton consisting of large ground floor commercial unit with a basement, kitchenette, two WC's, outside patio areas and four good size rooms / offices at the back of the property. Upper parts include two studio apartments on first floor and a large one bedroom apartment on top floor.

## Location:

The premises are in a prime position on Acton High Street. Located within a 10-minute walk from Acton Town underground and Acton Central overground stations. Acton's Elizabeth Line station is within seven minutes' drive providing a busy commuter a faster access to Paddington and Heathrow. The local area benefits from increased footfall and activity from the Oaks shopping centre tenanted by popular retailers including Lidl, Iceland and Superdrug.

## Terms:

The property is available by a way of a purchase of freehold title for the whole building. One of the studios is currently tenanted on an AST paying £1,150 per month.

## Accommodation:

Ground floor & Basement Commercial Unit: 134 sq m | 1,442 sq ft.

First floor studio: 31 sq m | 334 sq ft.

First floor studio: 30 sq m | 323 sq ft.

One bedroom apartment on top floor: 43 sq m | 463 sq ft.

Total: 241 sq m | 2,562 sq ft.

## Usage:

We believe the commercial premises fall under Class E of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020, however applicants are advised to make their own enquiries with London Borough of Ealing Council.

## Business rates & Council tax

Applicants are advised to make their own enquiries with London Borough of Ealing Council.

## EPC:

The commercial property has an energy performance rating of C.

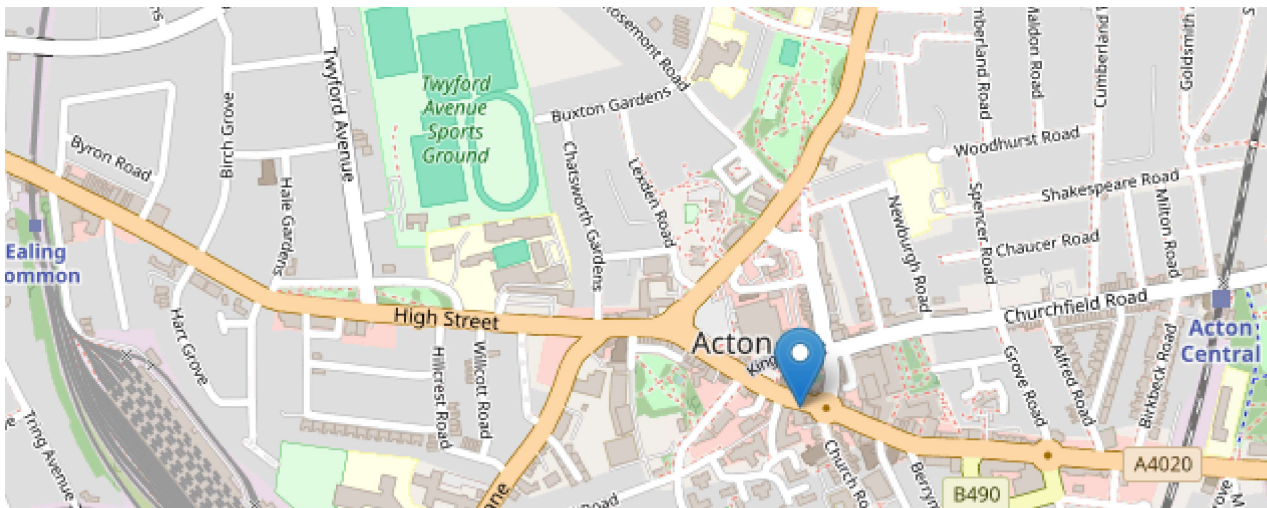
## Legal costs:

Each party to bear their own legal costs incurred in this transaction.

## Viewings:

Strictly by an appointment via sole agent Kingworths.

# Map



## Interested In This Property?

Book a viewing using the form or get in touch with us on the details below:

Kingworths

Westlink House, 981 Great West Road, Brentford, TW8 9DN

Tel: 020 8226 0141

Email: [info@kingworths.com](mailto:info@kingworths.com)