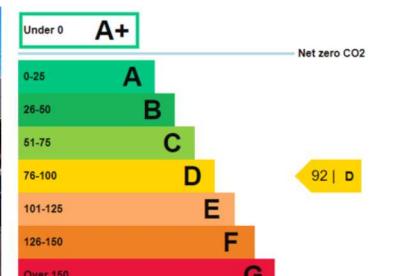


FOR SALE



High Street, Acton, W3

£ 450,000

Acton

Retail Unit

W3 9BY

Highlight Features

- ✓ Close to Centre
- ✓ E Class Use
- ✓ Great Investment Opportunity
 - ✓ Great Transport Links
 - ✓ Ground Floor & Basement
 - ✓ Prime High Street Location

Description

Well maintained commercial unit for sale with tenant in situ (Long Leasehold - 125 years from 16.01.2004), let out to a hair, nails and beauty salon on a 16-year lease from January 2021 to January 2037 at £28,000 per annum, returning an appealing 6.22% yield. Rent reviews are every 4 years.

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 new Crossrail station has recently opened too, providing a busy commuter a faster access to Paddington and Heathrow. The local area benefits from increased footfall and activity from the new Oaks shopping centre providing over 68,000 Sq Ft of high-quality retail, leisure, and residential accommodation and tenanted by popular retailers including Wilko, Lidl, Iceland and Superdrug.

Accommodation:

118 Sq M / 1,270 Sq Ft

Usage:

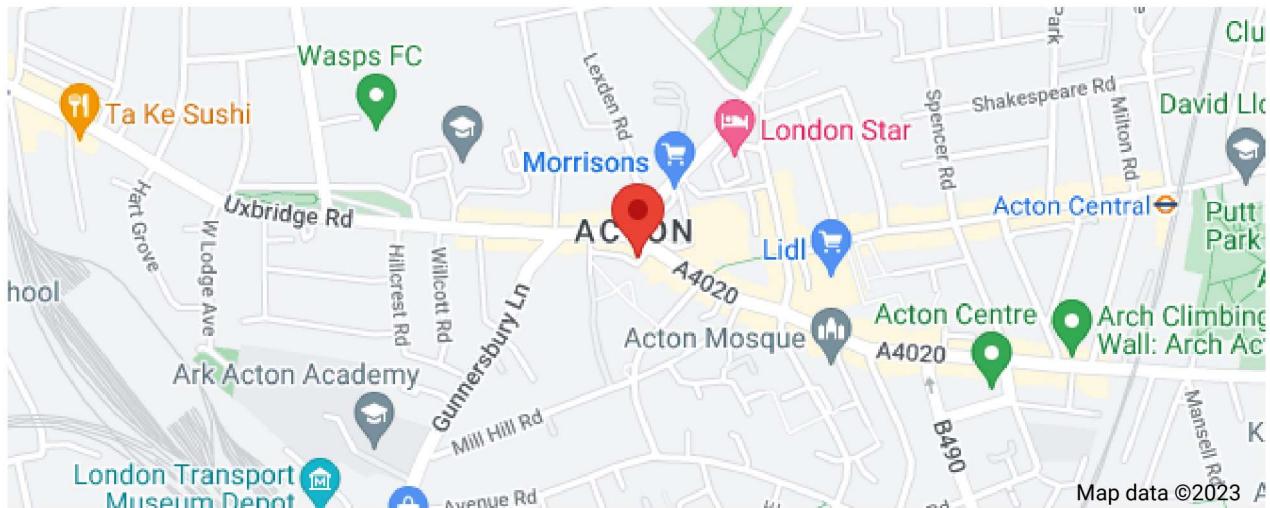
We believe the premises fall under Class E of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Business rates:

Applicants are advised to make their own enquiries with London borough of Ealing council.

Viewings:
Strictly by an appointment via 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