

LOT
16

231 High Street, Acton,
London W3 9BY

Guide Price £340,000*

FREEHOLD INVESTMENT OPPORTUNITY IN POPULAR LOCATION



This terraced dwelling is situated in the heart of Acton opposite Morrisons and Market Square. Good road links serve the area with easy access onto the A40 and M4. Ealing Broadway with its main shopping facilities and station is within two miles and Acton Town Piccadilly line station is also within walking distance. Shepherds Bush and London Westfield shopping centre are within 2 miles and Acton Main Line station, part of the planned Crossrail route is within walking distance. The property consists of a commercial unit over basement and ground floor levels that is let on a 16 year lease from 01/09/05 producing a current rent of £21,250. The lease is due to expire on 31/08/21 and of course any intending purchaser can negotiate terms with the tenant. The upper parts are split into two self-contained flats that have been sold off on long leases and producing a ground rent income of £125pa per flat, thus the overall income for this lot is £21,500. The flats were sold on 125 year leases from 25/12/03 with fixed ground rent reviews every 25 years to £225, £365, £500 and £650 respectively. This lot will be of interest to investment buyers. We are advised that VAT is not applicable and the property is held in an SPV as a sole asset if of interest.

ACCOMMODATION

Commercial premises consists of Basement approximately 764sf and Ground Floor approximately 590sf, thus 1354sf overall. 231a and 231b are flats above. The latter is a split level flat.

TENURE Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Ealing 0208 825 5000
Rateable Value £10000 and a further £900 for the ATM machine. 231a is Council Tax Band B and 231b is Band C

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN