

LOT  
**12**

165 The Vale, Acton W3 7RD

**Guide Price £285,000\***

**SHOP AND UPPERS IN PRIME LOCATION  
WITH INVESTMENT INCOME**



This freehold terraced dwelling is located on Acton Vale opposite Acton Park and The Park Club. Good road links serve the area including the A40, M4 and A406. Ealing Broadway with its main shopping facilities station (District, Central and Main Lines) is 2 miles away with Acton Central Railway Station within walking distance. The property consists of a commercial unit on the ground floor let on a 10 year lease from 3/8/2011 producing a current rent of £9,000 PA with rent reviews due on the 5th and 8th anniversaries (ie 3/8/2016 and 2019). Neither of these reviews have been actioned. The lease is due to expire on 02/08/21 and any intending purchaser can negotiate new terms with the tenant. The upper parts are split into four self-contained flats that have been sold off on leases, 3 of which are at 65 years unexpired. The overall current income for this lot is £9,480 P.A. This opportunity will be of interest to investors.

#### **ACCOMMODATION**

Commercial premises on the ground floor of approx 45.78 sq m

165A: Ground Floor – 99 year lease from 25/3/1985

165B: First Floor – 99 year lease from 25/3/1985

165C – Second Floor: 189 years from 25/3/1985

165D – Third Floor: 99 years from 25/3/1985

Current ground rent on each flat: £120 PA doubling up to £240 P.A in 2051.

#### **TENURE**

Freehold

#### **LOCAL AUTHORITY & TAX RATING**

Ealing Council: 020 8825 5000

Rateable Value: £7,500 P.A

Council Tax Band: Flat 165A: A Flat 165B: C Flat 165C: C Flat 165D: C

#### **VIEWING TIMES**

By appointment through the Auctioneers

**STARTING BID**

**FINAL BID**

**NOTES**

☐ SOLD ☐ UNSOLD ☐ SOLD PRIOR ☐ WITHDRAWN