

Lot 21

Ground Floor & Basement, 116 Churchfield Road, Acton W3 6BY GUIDE PRICE: £250,000*



VIRTUAL FREEHOLD SHOP INVESTMENT

This ground floor lock-up shop premises is currently let to a limited company with guarantor, trading as an Indian restaurant. We understand that the property is let on a full repairing and insuring lease from 14 November 2013 for a period of 15 years at a rent of £20,000 pa. The lease has a provision for rent reviews every 5 years and the property is sold with the benefit of this investment income. The property is situated on a busy secondary trading position, a short walk from Acton Central Mainline Station and the A4020 High Street Acton is also close at hand. This property will be of interest to investment purchasers.

ACCOMMODATION

Ground floor shop area: 52.80m²

Basement area: 46.20m²

(measurements taken from VOA website)

TENURE

Leasehold 999 years.

LOCAL AUTHORITY & TAX RATING

London Borough of Ealing 020 8825 5000

£8,700 pa

VIEWING TIMES

At the convenience of the tenants

JOINT AUCTIONEERS

Woodend Estates, 1 Byron Parade, Uxbridge Road,
Hillingdon, Middlesex, UB10 0LZ, 020 8573 7200



STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN