

LOT
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By Order of the Executors

307 Uxbridge Road, Acton, London W3 9QU

Guide Price: £695,000*

FREEHOLD MIXED INVESTMENT PROPERTY



The property is a mid-terraced dwelling consisting of a lock up commercial unit that is trading as an restaurant. There is a self-contained flat above over three floors which is accessed from a separate door to the front elevation. We understand that there is also a basement that offers storage space for the restaurant. The property appears to be in reasonable condition although it does require some updating. The property is located in an ever popular area within walking distance of Acton High Street. The property is let with an original lease that commenced on 4th June 1993 and was subsequently varied and extended on 16th December 2011 for a period until 15th December 2031. There is an agreement entered into for a License to Underlet to from the 16th December 2011. The passing rent agreed in the original lease was £12,000 pa and this is for the whole premises. Ealing Broadway and Shepherds Bush inclusive of Westfield Shopping Centre are served by the Uxbridge Road. Acton Main Line Station is within one mile and good road links serve the area such as the A40 Western Avenue. The property is located close to the junction of Denehurst Gardens. In our opinion we believe that the building is currently underlet.

ACCOMMODATION

The shop has an area of approximately 1014sf inclusive of storage to the basement.. We are given to understand that the upper parts consist of six self-contained studio flats and communal areas.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Ealing 020 8825 5000

The shop is approximately 1024sf and has a Rateable Value of £8,685.

The Flats are all rated as Council Tax Band A

VIEWING TIMES

By appointment through the Auctioneers

JOINT AUCTIONEERS

Grimshaw & Co, 5 Station Parade, Uxbridge Road, Ealing W5 3LD 020 8992 5661



STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN