

LOT  
**11**

176 High Street, Acton,  
London W3 9NN

**Guide Price £360,000\***

## **VIRTUAL FREEHOLD INCOME PRODUCING INVESTMENT OPPORTUNITY**



This lock-up unit offering space over ground and basement levels is situated within the main part of Acton High Street, surrounded by a thoroughfare of shops and businesses. A mixture of local and major traders operate along the High Street and nearby is the attractive Market Square. Bus routes serve Shepherds Bush with its nearby Westfields Shopping Centre and also towards Ealing, Southall and Uxbridge. The property has recently been let to a pair of companies, one operating as a long established Estate Agent and the other a firm of solicitors. The leases have been granted for three year terms and are producing £31,600 pa. This lot is sold with the benefit of this investment income and will be of interest to investment purchasers. The leases granted are as follows: First Floor Premises and Part Basement: £22,000pa. Tenant Goldawn Ltd (Estate Agents). Part First Floor Premises and Part Basement: £9,600pa Adam Legal Services (Solicitors)

### **ACCOMMODATION**

Ground Floor approx 750sf.

Basement Approx 650sf.

### **TENURE**

Leasehold 999 years from 29th March 2016, thus approximately 996 years unexpired.

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

London Borough of Ealing 0208 825 5000

Rateable Value £13,000 and a further £3,400 for Basement.

### **VIEWING TIMES**

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN