

LOT

6

231 High Street, Acton,  
London W3 9BY

**Guide Price £350,000\***

## FREEHOLD SHOP AND UPPERS WITH INVESTMENT INCOME



This terraced dwelling is situated in the heart of Acton opposite Morrisons and Market Square. 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 has been let on a 16 year lease from 01/09/05 that was due to expire on 31/08/21. However, the tenant has now renewed for a further 12 year term with no break clauses, thus expiring in 2033 at an increased rent of £22,500pa. 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 making overall income for this lot is £22,750. 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 of interest.

### ACCOMMODATION

Commercial premises consists of Basement approximately 764sf and Ground Floor approximately 590sf, thus 1354 sf 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 subject to Government Covid 19 guidelines.

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN