

# Lot 14, 110 Churchfield Road, Acton, London,

**KT19 8AU**

For sale by Auction on 15th February 2024 (unless sold or withdrawn prior)



Freehold Retail and Residential Investment

[www.acutus.co.uk](http://www.acutus.co.uk)



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## Property Information

### Freehold Retail and Residential Investment

- Comprises a Retail Unit (t/a Studio Euphoria) and 2 x Two Bedroom Residential Flats
- In the Same Ownership for 30 Years
- Popular West London Residential Suburb
- Nearby occupiers include Sainsbury's, Lidl, Morrisons, JD Wetherspoon and an Eclectic Mix of Local Retailers

**Lot** 14  
**Auction** 15th February 2024

**Rent** £53,000 per Annum Exclusive

**Status** Available

**Sector** High Street Retail/Residential

**Auction Venue** Live Streamed Auction

### Location

**Miles** 6 miles west of Central London, 2 miles west of Shepherds Bush and Westfield White City  
**Roads** A4020, A406, A40, M4  
**Rail** Acton Town Underground (District, Piccadilly Line), Acton Central (Overground)  
**Air** London City Airport, London Heathrow Airport

### Situation

Acton is a popular west London suburb, approximately 6 miles west of Central London. The property is situated on the western side of Churchfield Road at its junction with Newburgh Road.

The immediate locality is predominantly residential with nearby occupiers including Sainsbury's, Lidl, Morrisons, JD Wetherspoon and an eclectic mix of local retailers.

### Tenure

Freehold.

### Description

The property comprises a hairdressers on the basement and ground floor with 2 x two bedroom self-contained residential apartments on the first, second and third floors.

### VAT

VAT is not applicable to this lot.

### Completion Period

Six Week Completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	(Reversion)
Ground Basement	Retail Ancillary	54.25 34.91	(584) (376)	Individuals (t/a Studio Euphoria)	5 years from 25/03/2023	£15,000	(24/03/2028)
First (Flat A)	Residential	2 x Bedrooms	-	AN INDIVIDUAL	Assured Shorthold Tenancy for 1 year from 30/09/2023	£19,000 (2)	(29/09/2024)
Second (Flat B)	Residential	2 x Bedrooms	-	AN INDIVIDUAL	Assured Shorthold Tenancy for 1 year from 20/08/2023	£19,000 (2)	(20/08/2024)
<b>Total Approximate Commercial Floor Area</b>		<b>89.16</b>	<b>(960)</b>			<b>£53,000</b>	

(1) The floor areas stated above are those published by the Valuation Office Agency ([https://www.tax.service.gov.uk/business-rates-find/search?\\_ga=2.180207395.605098129.1705939973-1470758001.1680604438](https://www.tax.service.gov.uk/business-rates-find/search?_ga=2.180207395.605098129.1705939973-1470758001.1680604438))

(2) The residential rents stated above have been annualised.

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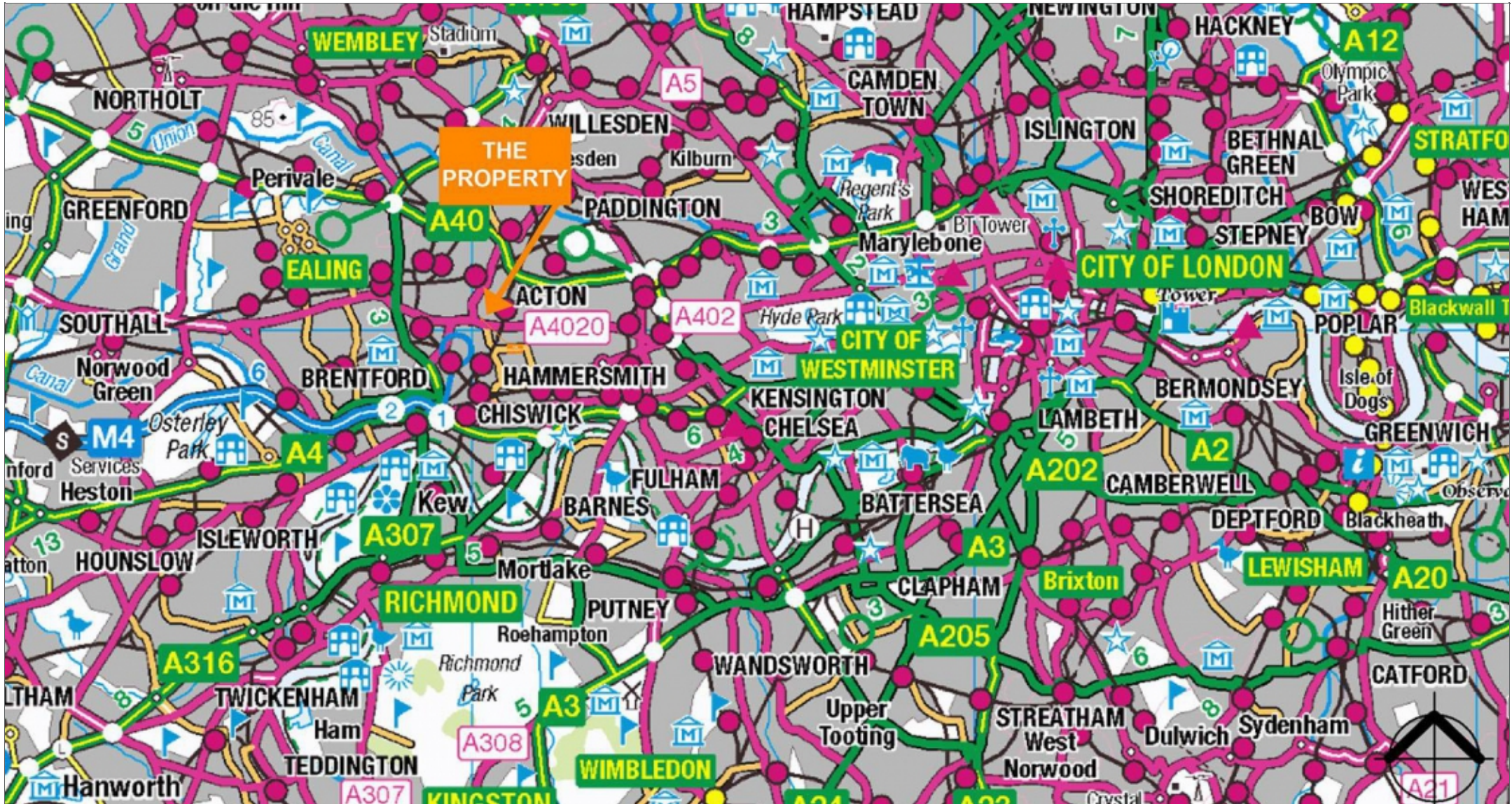




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## Contacts

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