

141-143 High Street, Acton, London W3 6LX

Freehold Retail Investment

Lot 3

£37,500 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	75.96 sq m (818 sq ft)	INSTANT CASH	10 years from	£37,500	07/12/2022
Mezzanine	Storage	1.49 sq m (16 sq ft)	LOANS LTD	8th December		07/12/2027
Basement	Storage	29.70 sq m (320 sq ft)	t/a The Money Shop	2017 (2)		
			(1)			
First	Residential	Not measured		999 years from	Peppercorn	
Second	Residential			completion of		
Third	Residential			the sale		
Totals (Commercial)		107.15 sq m	(1,154 sq ft)		£37,500	

(1) Instant Cash Loans Limited are a provider of financial services to a wide range of customers nationwide, with products including loans, pawnbroking, cash for gold, travel money, jewellery and watches and cheque cashing. Instant Cash Loans Limited operate from hundreds of stores nationwide (www.themoneyshop.com).

(2) The lease provides for a tenant option to determine on 07/12/2022.

Key Details

- Let to Instant Cash Loans Limited t/a The Money Shop until 2027 (subject to option)
- Prominent town centre location
- Directly opposite the new Oaks Shopping Centre with pre lets including M&S Simply Food, Wilko and Lidl
- Crossrail Station to open close by in 2019
- Neighbouring occupiers include Boots, McDonald's, NatWest, Costa and Vodafone

Location

Miles: 7 miles west of the City of London
1 mile east of Ealing

Roads: A4020, A406 (North Circular Road) A40, M4

Rail: Acton Central (London Overground), Acton Town Underground (District and Piccadilly Lines)

Air: Heathrow Airport

Situation

The property is prominently situated on the south side of High Street, on the junction with Oldham Terrace Road. The area is well connected by rail and road with the new Crossrail services which are due to start operating from Acton Mainline in 2019, reducing journey times to Bond Street to just 9 minutes. The property benefits from being directly opposite the new Oaks Shopping Centre, which provided 11 new retail units, a gym and 178 flats. 3 units have been pre let to Marks & Spencer Simply Food, Wilko and Lidl. Neighbouring occupiers include Boots, McDonald's, NatWest, Costa and Vodafone.

Description

The property comprises a ground floor retail unit with ancillary accommodation in the basement. The three upper floors provide self-contained residential accommodation which has been let on a long lease.

Tenure

Freehold.

VAT

VAT is not applicable.



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus
John Mehtab
+44 (0)20 7034 4855
john.mehtab@acuitus.co.uk

Acuitus
Billy Struth
+44 (0)20 7034 4854
billy.struth@acuitus.co.uk

Associate Auctioneer
Robert Bebington & Company
+44 (0)20 7493 5551
Email drb@bebington.com



Seller's Solicitors: Nelsons Solicitors
Roy Cowie
+44 (0)20 7403 4000
Email r.cowie@nelsonssolicitors.com