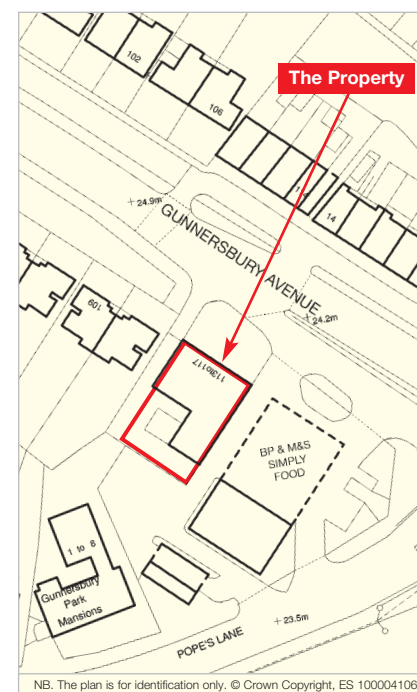
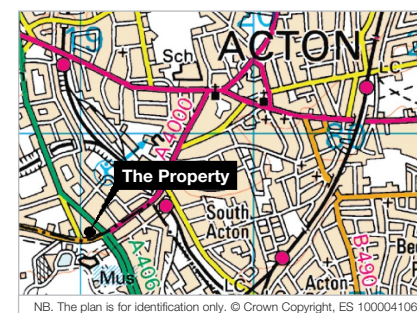


## London W5

### 113-117 Gunnersbury Avenue South Acton W5 4LR

- **Freehold Showroom and Hoarding Investment**
- Majority let to Multi Tile Ltd on a lease expiring 2028 (No Breaks)
- Tenant in occupation since 1995
- Prominent location on the North Circular (A406)
- Fixed increase in showroom rent to £91,622 pa in 2018
- Total Current Rents Reserved from completion

**£90,000 pa**



#### Tenure

Freehold.

#### Location

South Acton is a prosperous West London suburb, lying to the south of Ealing and north of Chiswick.

The property is situated in a prominent position on the A406, Gunnersbury Avenue, near the junction with Gunnersbury Lane and Acton Town Underground Station.

Occupiers close by include a mixture of residential and commercial users including a BP Service Station incorporating Marks and Spencer Simply Food.

#### Description

The property is arranged on ground and two upper floors to provide a tile showroom on the ground floor with forecourt parking, advertising hoarding to the side elevation and two floors of residential above that are sold off on a long lease.

#### VAT

VAT is not applicable to this lot.

#### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

#### Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
	Multi Tile Ltd (1) (t/a Topps Tiles)	Gross Frontage 18.10 m (59' 5") Net Frontage 17.20 m (56' 5") Shop & Built Depth 20.45 m (67' 1") Ground Floor 294 sq m (3,165 sq ft)	15 years from completion Fixed increase to £91,622 p.a in 2018 and Further Rent Review 2023 FR & I	£80,000 p.a.	Fixed increase 2018
	Clear Channel UK Ltd (2)	Hoarding	5 years from completion	£10,000 p.a.	
	Vendor	First & Second Floor - Residential	999 years from completion	Peppercorn	

(1) No. of Branches: 306. Website Address: [www.toppstiles.co.uk](http://www.toppstiles.co.uk). For the year end 01.10.2011, Multi Tile Ltd reported a turnover of £12.593m, a pre-tax profit of £7.166m, shareholders' funds and a net worth of £129.486m (Source: riskdisk.com 21.12.2012)

(2) For the year end 31.12.11, Clear Channel UK Ltd reported a turnover of £126.113m, a pre-tax profit of £2.256m, shareholders' funds of £76.657m and a net worth of £69.454m (Source: riskdisk.com 11.1.13)

**Total £90,000 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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