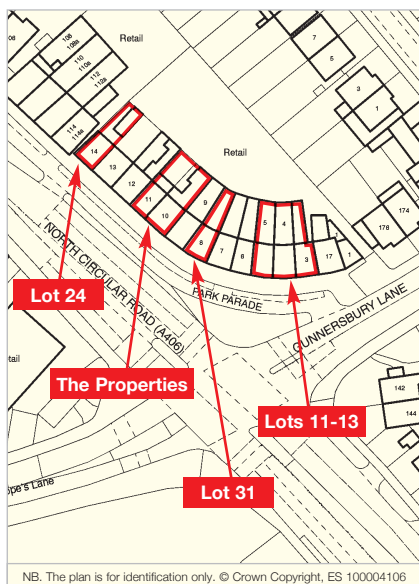
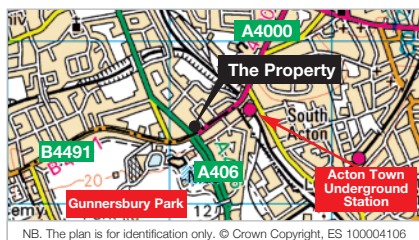


# **London W3** **10/10A and 11/11A** **Park Parade** **Gunnersbury Avenue** **Acton** **W3 9BD**

- **Two Freehold Shop and Residential Investments**
- Comprises two shops with large maisonettes above
- To be offered as two individual lots
- Potential to extend and/or subdivide maisonettes, subject to consents being obtained (2)
- Located close to Acton Town Underground Station (District and Piccadilly Lines)
- Situated opposite Gunnersbury Park
- Crossrail services due from Acton Mainline Station in 2019
- No VAT applicable
- Total Overall Current Rents Reserved  
**£64,610 pa**

## **SIX WEEK COMPLETION AVAILABLE**



### **Tenure**

Freehold.

### **Location**

Acton, located in the London Borough of Ealing, is a popular West London suburb situated between Hammersmith and Brentford, some 6 miles west of Central London. The area is well connected by road, with the A4/M4 intersection some 2 miles to the south and the A40 approximately 1 mile to the north-east, both providing swift access to central London and the M25 Motorway.

The property is located on the north side of Park Parade, fronting the North Circular Road (A406) junction with Gunnersbury Lane (A4000). Acton Town Underground Station (District and Piccadilly Lines) is situated approximately 0.3 miles to the north-east of the property. Crossrail services are due to start operating from Acton Mainline and Ealing Broadway in 2019, reducing journey times to Bond Street to just 9 and 12 minutes respectively.

### **Description**

The properties are arranged on ground and two upper floors to provide two adjacent ground floor shops, which form part of an established parade, with large self-contained maisonettes above. The maisonettes are accessed via separate entrances at the rear.

### **Planning (2)**

There may be potential to extend into the attic or sub-divide the maisonettes into flats, subject to obtaining all the relevant consents. All enquiries should be referred to [www.ealing.gov.uk](http://www.ealing.gov.uk)

### **VAT**

VAT is not applicable to this lot.

### **Documents**

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

### **Energy Performance Certificate**

For EPC Rating please see website.

Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
19	10	Zyorias Hitas (t/a Hittok Ltd)	Gross Frontage 6.10 m Net Frontage 5.19 m Shop Depth 13.79 m Rear Store 29.60 sq m Ground Floor 83.50 sq m	(20' 0") (17' 0") (45' 3") (318 sq ft) (899 sq ft)	10 years from 31.05.2005 (1) Rent review every 5th year FR & I Terms agreed for new 10 year lease at £15,600 p.a. subject to contract	£15,600 p.a.  Holding over
	10A	Individuals	First Floor – 2 Rooms, Kitchen Second Floor – 3 Rooms, Bathroom	(2) Assured Shorthold Tenancy from 01.11.2016	£19,010 p.a.	Reversion 31.07.2017
					<b>Total £34,610 pa</b>	
20	11	Richard Shadrek Ranber (t/a Hair Salon)	Gross Frontage 6.13 m Net Frontage 5.73 m Shop Depth 9.34 m Ground Floor 58.80 sq m	(20' 2") (18' 9") (30' 8") (633 sq ft)	A term of years from 28.07.2016 to 24.12.2027 Rent reviews 2020 and 2025 FR & I Tenant option to determine 25.03.2018	£15,000 p.a.  Rent Review December 2020
	11A	Individuals	First Floor – 2 Rooms, Kitchen Second Floor – 3 Rooms, Bathroom	(2) 12 month Assured Shorthold Tenancy from 24.03.2017	£15,000 p.a.	Reversion 23.03.2018
					<b>Total £30,000 pa</b>	

(1) The lease is excluded from the protection of the Landlord & Tenant Act 1954.  
NB. Ground Floor Areas taken from [www.tax.service.co.uk](http://www.tax.service.co.uk). All other accommodation provided by the Vendor.

**Overall Total £64,610 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

**Seller's Solicitor** S Messias, Lawrence Stephens. Tel: 0207 936 8888 e-mail: [smessias@lawstep.co.uk](mailto:smessias@lawstep.co.uk)





Rear Elevation

