

London W3
88 High Street
Acton
W3 6QX

- **Freehold Shop and Residential Ground Rent Investment**
- Shop let to Scope until 2024 (No breaks)
- Prominent location on High Street
- Includes residential ground rent
- Close to Acton Central Railway Station
- Shop Rent Review 2019
- Total Current Rents Reserved **£22,300 pa (2)**

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Acton is a popular West London suburb located between Hammersmith and Brentford, some 6 miles west of Central London. The area is well served by rail from Acton Central Station (to London Paddington/Euston or Blackfriars) whilst the A4/M4 intersection is 2 miles away providing swift access to both Central London and the M25 Motorway. The property is situated fronting High Street opposite the junction with Winchester Street. High Street is the principal retail thoroughfare of Acton centre. Occupiers close by include NatWest Bank, Costa Coffee, Savers and Pizza Hut amongst others.

Description
The property is arranged on ground and two upper floors and comprises a ground floor shop with five self-contained flats above approached from a separate rear entrance via a side alleyway. The flats have been sold off on a long lease. In addition there is a yard to the rear.

VAT
VAT is applicable to this lot.

Documents
The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate
For EPC Rating please see website.

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	Scope (1)	Gross Frontage 5.65 m (18' 6") Net Frontage 5.40 m (17' 8") Shop & Built Depth 17.90 m (58' 8")	10 years from 25.12.2014 Rent review in the 5th year FR & I by way of service charge	£22,200 p.a. (2)	Rent Review 2019
First & Second	Individual	First & Second Floors – 5 Flats	125 years from 26.06.2007	£100 p.a. rising to £200 p.a. in 2057 and £400 p.a. in 2107	Reversion 2132

(1) No. of Branches: over 225. Website Address: www.scope.org.uk
(2) The tenant has an initial 3 month rent free period with subsequent 6 months at half rental. The Vendor will top up the rent from completion until the end of the half rental period such that the buyer in effect receives £22,200 p.a. from completion.

Total £22,300 p.a.