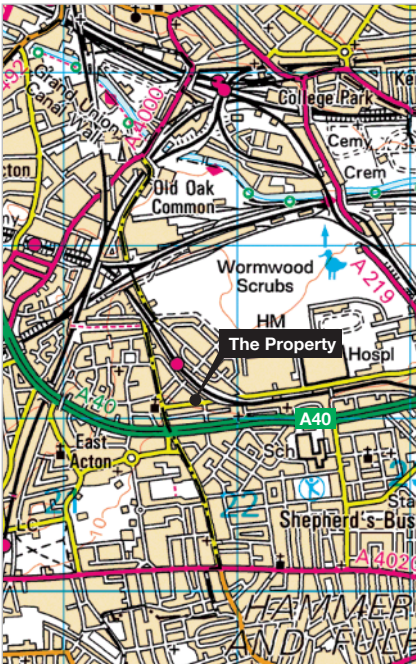


London W12

186 Du Cane Road East Acton W12 0BJ

- **Freehold Shop Investment**
- Situated in densely populated suburb
- Close to East Acton Underground Station
- Lease expiry 2030
- No VAT applicable
- Rent Review 2020
- Current Rent Reserved

£10,000 pa



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Tenure

Freehold.

Location

East Acton lies approximately 5 miles west of central London. This densely populated suburb benefits from excellent road links, with the A40 (Westway) and The Vale providing east/west access. Rail communications are provided by East Acton Station (Central Line) and Acton Central and Acton Mainline overland stations. The property is situated within a parade of shops on the north side of Du Cane Road, between its junctions with Wulfstan Street and Fitzneal Street. Occupiers close by include local traders, whilst further shops are situated to the west on Old Oak Common Lane. East Acton Underground Station is 0.2 miles away.

Description

The property is arranged on ground floor only to provide a shop with WC to the rear. The property is presently used as a kitchen for the adjoining and interconnecting property which trades as a café. No 188 is not included in the sale.

The property provides the following accommodation and dimensions:

Gross Frontage	4.30 m	(14' 2")
Net Frontage	3.80 m	(12' 6")
Shop Depth	4.95 m	(16' 3")
Built Depth	6.45 m	(21' 2")
Ground Floor	20.5 sq m	(215 sq ft)

Tenancy

The entire property is at present let to BRIDGE CO LTD for a term of 25 years from 27th May 2005 at a current rent of £10,000 per annum. The lease provides for rent reviews every fifth year of the term and contains effectively full repairing and insuring covenants by way of service charge.

VAT

VAT is not 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.

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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