

## London W3

### 171 The Vale, Acton W3 7RD

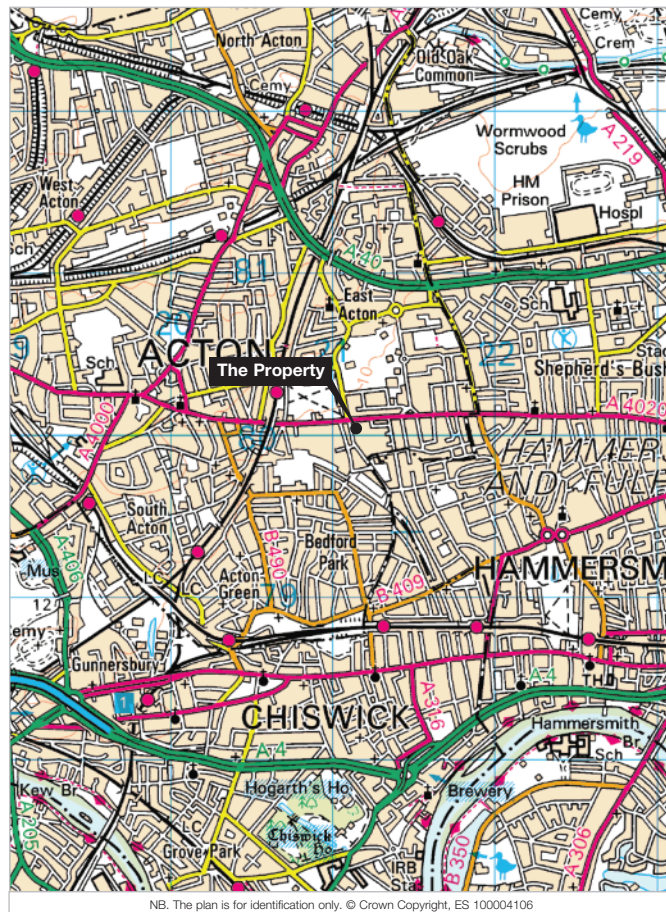
- **A Freehold Mid Terrace Building**
- Internally arranged to provide Nine Self-Contained Flats and a Retail Unit
- Comprising 3 x One Bedroom, 6 x Studio Flats
- Each Flat subject to an Assured Shorthold Tenancy
- Retail Unit subject to a Commercial Lease
- Total Current Rent Reserved  
**£110,451.60 per annum (equivalent)**

#### To View

Please email: [harriet.mitchell@allsop.co.uk](mailto:harriet.mitchell@allsop.co.uk) using the subject heading 'Viewing – Lot 70'

#### Seller's Solicitor

Rickerbys (Ref: Mark Carter).  
Tel: 01242 246 456.  
Email: [mcarter@hcrlaw.com](mailto:mcarter@hcrlaw.com)



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

#### Tenure

Freehold.

#### Location

The property is located on the south side of The Vale to the east of its junction with Warple Way. Local shops and amenities are available along The Vale with the further and more extensive facilities of The Westfield Shopping Centre being available to the east. Acton Central Rail Station is within walking distance to the west as are the open spaces of Acton Park. The nearby A40 is to the north and provides access to Central London to the east and the M40 Motorway to the west.



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

#### Description

The property comprises a mid terrace building arranged over ground and three upper floors. The building is internally arranged to provide three self-contained flats, six self-contained studio flats and a ground floor commercial unit.

#### Accommodation and Tenancies

The property was only partially inspected by Allsop. A schedule of Accommodation and Tenancies is set out below.

Flat	Accommodation	Sq m	Sq ft	Terms of Tenancy	Current Rent £ per month
171 The Vale, London W3					
Flat 1 (not inspected)	Studio Room with Kitchen Area, Separate Shower Room	19.0	169	Subject to an AST for a term of 6 months from 10th January 2014	£800.00
Flat 2	Large Studio Room with Kitchen Area, Separate Shower Room	27.0	245	Subject to an AST for a term of 6 months from 26th May 2010	£1,053.33
Flat 3	Studio Room with Kitchen Area, Separate Shower Room	23.0	213	Subject to an AST for a term of 6 months from 30th January 2014	£953.33
Flat 4	Studio Room with Kitchen Area, Separate Shower Room	19.0	148	Subject to an AST for a term of 6 months from 2nd February 2014	£700.00
Flat 5	Reception Room with Kitchen Area, Bedroom, Shower Room	30.0	265	Subject to an AST for a term of 6 months from 4th March 2014	£974.31
Flat 6	Studio Room with Kitchen Area, Separate Shower Room	18.0	158	Subject to an AST for a term of 6 months from 12th March 2013	£600.00
Flat 7	Reception Room with Kitchen Area, Bedroom, Shower Room	30.0	261	Subject to an AST for a term of 6 months from 2nd March 2014	£1,020.00
Flat 8 (not inspected)	Studio Room with Kitchen Area, Separate Shower Room	20.0	160	Subject to an AST for a term of 6 months from 12th March 2014	£800.00
Flat 9	Reception Room with Kitchen Area, Bedroom, Shower Room	38.0	312	Subject to an AST for a term of 6 months from 20th December 2011	£1,053.33
171 The Vale Shop	Retail Unit	92.6	969	Commercial Lease for a term of 20 years from 1st May 2000	£1,250.00
Total Current Rent per month					£9,204.30

**Total £110,451.60 per annum**

#### INVESTMENT – Freehold Building

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

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.



