

London W3

239 High Street

Acton

W3 9BY

- Freehold Office Investment
- Busy West London suburb with Crossrail station opening 2019
- S25 notice served for new lease
- Tenant holding over since 2012
- Current Rent Reserved

£22,000 pa

**On the Instructions of
The High Court**

**Note: This property will not be
sold prior to the auction**



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 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 both central London and the M25 Motorway. Acton Central Station provides London Overground services, whilst Acton Mainline Station provides regular trains to Paddington. Crossrail services are due to start operating from Acton Mainline in 2019, reducing journey times to Bond Street to just 9 minutes.

The property is situated on the south side of High Street, close to its junction with Steyne Road, opposite Morrisons car park in the heart of Acton.

Occupiers close by include Morrisons, Barclays, Lloyds Pharmacy and Betfred.

Description

The property is arranged on ground and one upper floor to provide an end of terrace office accommodation.

The property provides the following accommodation and dimensions:

Gross Frontage	6.97 m	(22' 10")
Net Frontage	5.76 m	(18' 10")
Ground Floor	52.5 sq m	(565 sq ft)
First Floor	71.0 sq m	(764 sq ft)

Tenancy

The entire property is at present occupied by ROBERT LAYTON & CO SOLICITORS under the terms of a lease for 10 years from 1st January 2002 at a rent of £22,000 per annum. The lease contains full repairing and insuring covenants. The tenant is holding over.

NB. We understand a S25 notice has been served proposing a new lease at the same rent. Further details will be available in the documents pack.

Tenant Information

Website Address: www.robertlayton.co.uk

VAT

For VAT status see Special Conditions of Sale.

Documents

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

Energy Performance Certificate

EPC Rating 156 Band G (Copy available on 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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