

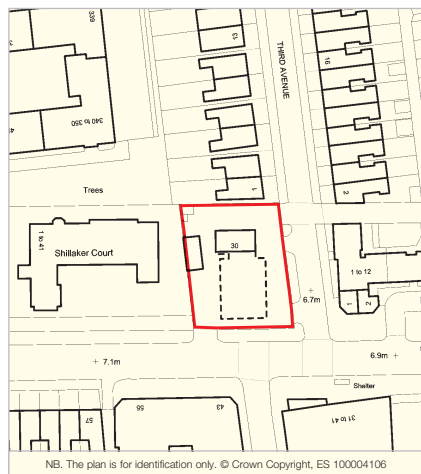
London W3

30 The Vale

Acton

W3 7RS

- Freehold Reversionary Ground Rent Investment Secured upon a Petrol Filling Station
 - Let to Shell Service Station Properties Ltd
 - Leases expire 2025
 - Occupying site extending to approximately 0.116 hectares (0.29 acres)
 - Possible future residential redevelopment potential (1)
 - Residential Feasibility Study prepared
 - No VAT applicable
 - Valuable Reversion 2025
 - Total Current Rent Reserved
- £52.10 per annum**



Seller's Solicitor

Messrs Michael Simkins LLP (Ref: SC).
Tel: 0207 874 5645.
Email: sam.charkham@simkins.com



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 whilst the A40 and A4/M4 intersection is 2 miles away providing swift access to Central London and the M25.

The property is situated in a prominent position on The Vale (A4020), at its junction with Third Avenue within a predominantly residential area and within 1 mile of Acton Central Rail Station and Shepherd's Bush Market London Underground Station (Hammersmith & Circle Lines).

The Vale (A4020) runs west from Shepherd's Bush to Ealing, parallel to the A40 which is approximately 0.5 miles to the north.

A Tesco Metro and Acton Vale Industrial Estate are opposite the property.

Description

The property occupies a corner roadside site, which extends to a total of 0.116 hectares (0.29 acres), upon which has been built a petrol filling station comprising 6 covered pumps, a car wash and a single storey kiosk.

VAT

VAT is not applicable to this lot.

Planning (1)

The site may be suitable for future residential development subject to the existing leases and all necessary consents being obtained. All enquires should be referred to the Planning Department of Ealing Council. Tel: 0208 825 6600. Website: www.ealing.gov.uk

A copy of the feasibility study and a planning report are available from the Auctioneer's office upon request (ref A.C). alice.carroll@allsop.co.uk

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Petrol Station 30 The Vale	Shell Service Station Properties Ltd	Site Comprising 0.1 Hectares (0.25 Acres)	99 years from 29.09.1926	£37.10 p.a.	Reversion 2025
Land to the North side of 30 The Vale	Shell Service Station Properties Ltd	Site Comprising 0.016 Hectares (0.04 Acres)	67 years from 29.09.1958	£15 p.a.	Reversion 2025
				Total £52.10 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.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit 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.

INVESTMENT – Freehold Ground Rent