

LOT  
**9**

165 Dukes Road, Acton, London W3 0SL

**Guide Price £1,500,000\***

**INCOME PRODUCING COMMERCIAL INVESTMENT  
PRODUCING £125,000PLUS VAT PA**



The property is situated on the south side of the A40 Western Avenue within a short walk of Park Royal Piccadilly Line Station and also within walking distance of Hanger Lane Central line Station. London Westfield shopping centre is within three miles and the A40 itself connects to central London, the M40 and the M25 London orbital motorway. The property is a former warehouse and is operating as an A3 Indian restaurant held on a 25 year lease producing an income of £125,000 per annum from 2nd April 2021. The lease contains five yearly rent reviews and the property is sold with the benefit of the ongoing income. This lot will be of interest to investment purchasers.

#### **ACCOMMODATION**

The property has not been inspected by the Auctioneers. However, the VOA lists the unit as 555m<sup>2</sup> over ground floor and mezzanine levels.

#### **TENURE**

Freehold

#### **LOCAL AUTHORITY & TAX RATING**

London Borough of Ealing

Rateable Value £47,000

EPC Band C

#### **VIEWING TIMES**

By appointment through the Auctioneers

**STARTING BID**

**FINAL BID**

**NOTES**

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN