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**10**

64 High Street, Acton, London W3 6LE

**GUIDE PRICE £165,000\***

**COMMERCIAL INVESTMENT PRODUCING £14,400 PA**



This ground floor commercial unit forms part of a terraced dwelling within the heart of Acton. The area is well served by shops, bus connections and main line rail services. It is situated opposite the busy "Everyone Active Acton Centre". Good road links are easily accessible including the M4, M40 and M25 London orbital Motorway. The property is an excellent investment opportunity and is let on a FRI 10 year lease with rent a passing rent of £14,400 per annum. Full details of the lease can be found within the legal pack. The property is sold with the benefit of this ongoing income and will be of interest to investment buyers.

#### **ACCOMMODATION**

We understand that the unit is approximately 371 sf.

#### **TENURE**

Leasehold. Approximately 108 years unexpired.

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

London borough of Ealing

Rateable Value £8900

#### **VIEWING TIMES**

By appointment through the Auctioneers

#### **JOINT AUCTIONEERS**

Citydeal Estates, 115 Churchfield Road, London W3 6AH



STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN