



SITUATION

Close to the junction with East Acton Lane in this established retail parade amongst a variety of independent traders and nearby the open spaces of Acton Park.

The property is located on the main A4020 which links Acton and Ealing with Shepherds Bush, some 6 miles west of central London and lies within ½ a mile of Acton Central Station (Overground).

VAT is NOT applicable to this Lot

PROPERTY

A mid terrace building comprising a **Restaurant** (37 Covers) planned on ground and lower ground floors with a rear patio conservatory and separate front entrance to **2 Self-Contained Flats** on the first, second and third floors.

FREEHOLD

Note: In accordance with s.5A of the Landlord & Tenant Act 1987, Notices were served on the lessees and they have not accepted the option to purchase.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground & Lower Ground Floor Restaurant	Ground Floor Gross Frontage 18'6" Internal Width 13'7" widening at rear to 16'9" Shop Depth 37'9" Area incl. conservatory Approx. 715 sq ft Lower Ground Floor Storage plus shower cubicle & 2 WCs Area Approx. 553 sq ft Total Area Approx. 1,268 sq ft	A. Yazdizad (t/a Dada's Diner)	15 years from 13th October 2015	£22,500	FRI Rent Review 2025
First Floor Flat	Not inspected	Individual(s)	189 years from 16th March 2000	Peppercorn	FRI
Second & Third Floor Flat	Not inspected	Individual(s)	999 years from 12th March 1985	£50	FRI
				Total: £22,550	

£22,550 per annum

The Surveyors dealing with this property are
John Barnett and Elliott Greene

Vendor's Solicitors

W T Jones

Tel: 020 7405 4631 Ref: Peter Hambleton

Email: pch71gir@gmail.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**