



SITUATION

Close to the junction with Grafton Road in this established shopping parade amongst a variety of independent traders, nearby a **Sainsbury's Local** and within a ¼ of a mile of Acton Main Line Station (Elizabeth Line). Acton is a popular West London suburb located between Shepherd's Bush and Ealing, approximately 5½ miles from the West End.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate front access to **3 Self-Contained Flats** on part ground, first, second and third floors.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'8" Internal Width 12'9" widening to 17'7" (max) Shop Depth 33'6" Built Depth 61'4" plus timber back addition WC	F. Sadeghi & A. R. Sadighpour t/a Horn Lane Dry Cleaners (Having 2 branches)	30 years from 24th March 2009 (by way of a Reversionary Lease)	£14,000	FRI Rent Reviews 2014 (maybe outstanding), 2019 (maybe outstanding), 2024 and 5 yearly. £4,666.66 Rent Deposit held.
Flat A, B & C (Part Ground, 1st, 2nd & 3rd Floors)	3 Flats - Not inspected	Various	Each 125 years from 23rd April 2012	Peppercorn	Each FRI by way of Service Charge
				Total: £14,000	

VAT is NOT applicable to this Lot

FREEHOLD

Note: In accordance with s.5B of the Landlord and Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the auction.

£14,000 per annum

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

Vendor's Solicitors

DKLM LLP
Tel: 020 7549 7888 Ref: Adam Keeble
Email: a.keeble@dklm.co.uk

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

