

ACTON, LONDON, W3 9DD

199-201 HIGH STREET

RIB

ROBERT IRVING BURNS



TO LET

SELF-CONTAINED GROUND AND
LOWER GROUND FLOOR PREMISES

Suitable for defined Class E Uses
Permitted Uses Include:

- Retail shop
- Bank/estate agent
- Service provider (e.g. hairdresser, dry cleaner)
- Gym or indoor sports facility
- Medical clinic or consulting rooms
- Office (administrative or operational)

2,380 SQ. FT.

DESCRIPTION

The property lends itself to a variety of different occupiers and has fantastic frontage. Historically a bank, the most recent use was as a rehabilitation clinic. The ground floor is presented in good condition and is currently divided into 5 separate rooms. These partitioned rooms could be demounted to create one open plan area on the ground floor.

The ground floor further benefits from rear fire escape, WCs and fitted kitchen.

The lower ground floor offer ample storage space or could be refurbished to create staff area or even treatment rooms. The space can be delivered as a fully stripped white box if required.



AMENITIES



STORAGE
SPACE



GOOD
FRONTAGE



WC'S



AC(NOT
TESTED)



HIGH
FOOTFALL



FITTED
KITCHENETTE





The Kings Head Pub & Restaurant



Basil and Tom's

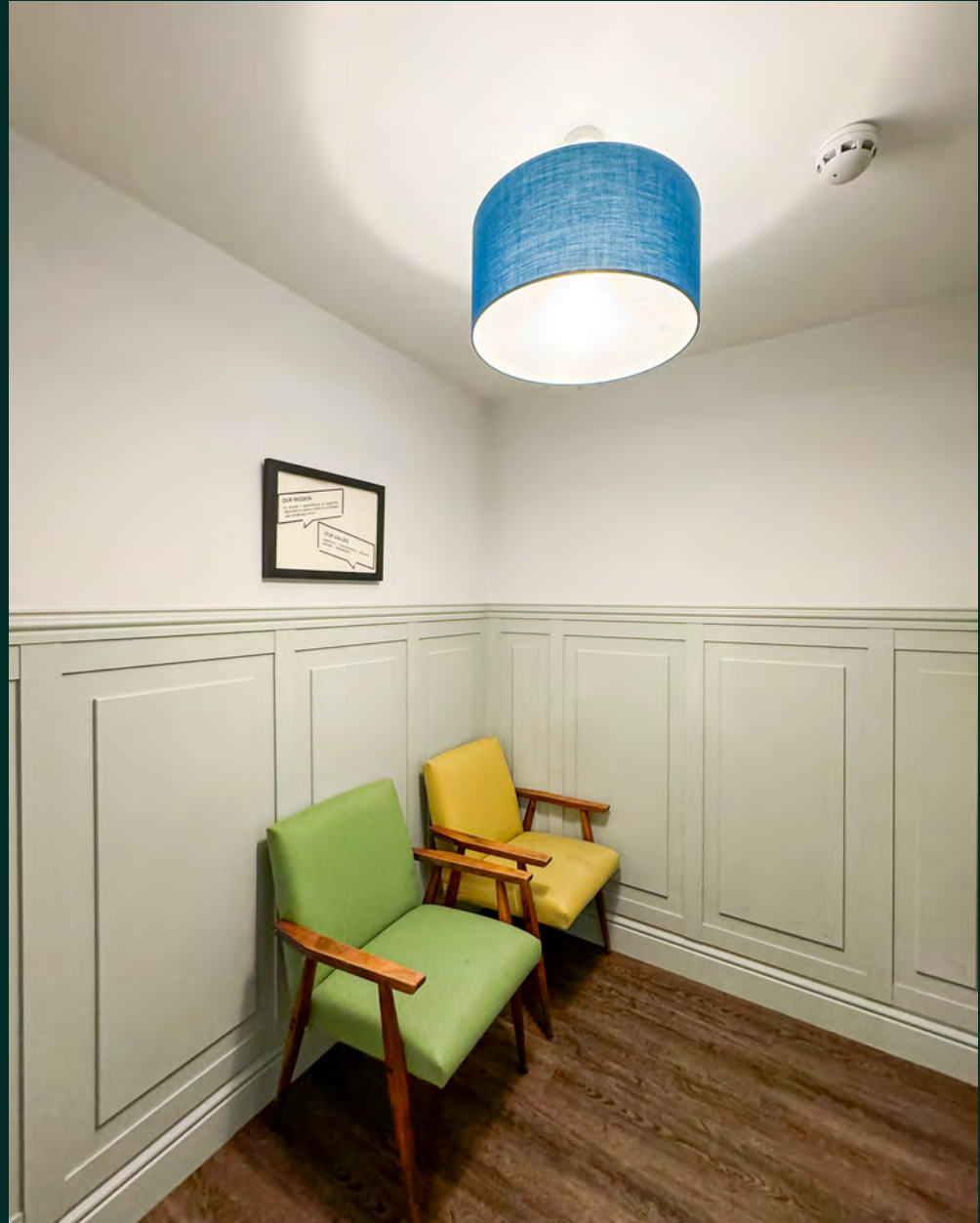


Action Park

LOCATION

The premises is situated along the high street, benefiting from excellent footfall. The site is surrounded by other well established and independent occupiers.

Transport links include Ealing common (District Line), Acton Main Line (Elizabeth Line), Acton Central (Overground) are all within at 10 to 15 minute walk.



FINANCIALS

FLOOR	TOTAL
Total Size (sq.ft.)	2,380
Quoting Rent (p.a.) excl.	£52,500
Service Charge	TBC
Estimated Rates Payable (p.a.)	£29,697
Estimated Occupancy Cost excl. (p.a.)	£82,197

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

FLOOR PLAN

Current layout for ground floor

Not to scale.



GROUND FLOOR

1.794 sq.ft

LOWER GROUND FLOOR

586 sq.ft

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available on request.

VAT

TBC.

FLOOR PLANS

Available on request.

PLANNING USES

Change of Use from Class E(e) to Class E (a) / (c)(i) / (c)(iii) / (d) / (e) and (g)(i) at ground floor and basement level and associated works

Anti-Money Laundering Regulations

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/ source of funds, showing how the transaction is going to be funded may be required.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

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