

RIB

ROBERT IRVING BURNS



**106-112
HIGH STREET, ACTON,
LONDON W3 6QX**

FREEHOLD FOR SALE

PUBLIC HOUSE WITH COMMERCIAL UPPER FLOOR
REDEVELOPMENT POTENTIAL STPP
FULL VACANT POSSESSION

KEY POINTS

- Acton is a popular West London suburb located between Chiswick and Ealing, 6 miles West of Central London.
- The property is within walking distance of Acton Central Station (London Overground) which provides a regular service to London Paddington (35 minutes).
- The property is situated on the north side of Acton High Street.
- 2-storey freehold building comprising pub and former gym totalling an approximate 12,462 sqft (1,158 sqm) GIA.
- The building offers an excellent redevelopment opportunity subject to planning permission.
- The Oaks Shopping Centre, a short distance from the site, includes occupiers such as Lidl, Boots and Poundland among many others.
- Acton High Street has a blend of local and established national occupiers including McDonald's, KFC, Subway, Costa and Boots Pharmacy.
- Price - £2,100,000 plus VAT for the freehold interest, which reflects a low capital value of £169 per sqft.
- To be sold with full vacant possession.



LOCATION

Acton is a highly sought-after residential suburb in West London, situated within the Borough of Ealing. It is conveniently located approximately 1.8 miles to the North of Chiswick, 1.4 miles to the East of Ealing, 2.7 miles to the West of Shepherd's Bush, and 5.5 miles to the West of Central London.

Acton boasts outstanding public transportation options, thanks to its extensive network of Underground, Overground, and Elizabeth Line Stations. These stations, including Acton Central Rail Station (London Overground) at a mere 0.4 miles, Acton Main Line Rail Station (Elizabeth Line) just 1 mile away, and Acton Town Underground Station (Piccadilly) at 0.8 miles, offer convenient connections to key destinations such as King's Cross St Pancras and Tottenham Court Road. Additionally, the road infrastructure is excellent, with the A406 granting direct access to the M1 motorway, while the A40 provides convenient routes to Central London in the east and Heathrow Airport in the west.

PROPERTY DESCRIPTION

The property is a part of the primary retail pitch along Acton High Street. It is a two-story building, set behind a brick façade that aligns with adjacent buildings. The property features a pub on the ground floor and a former gym on the upper floor, offering a total floor area of 12,462 sq. ft. The freehold title also includes a side passage along the Western boundary, which serves as a pedestrian fire escape and spans approximately 2.9 metres in width.

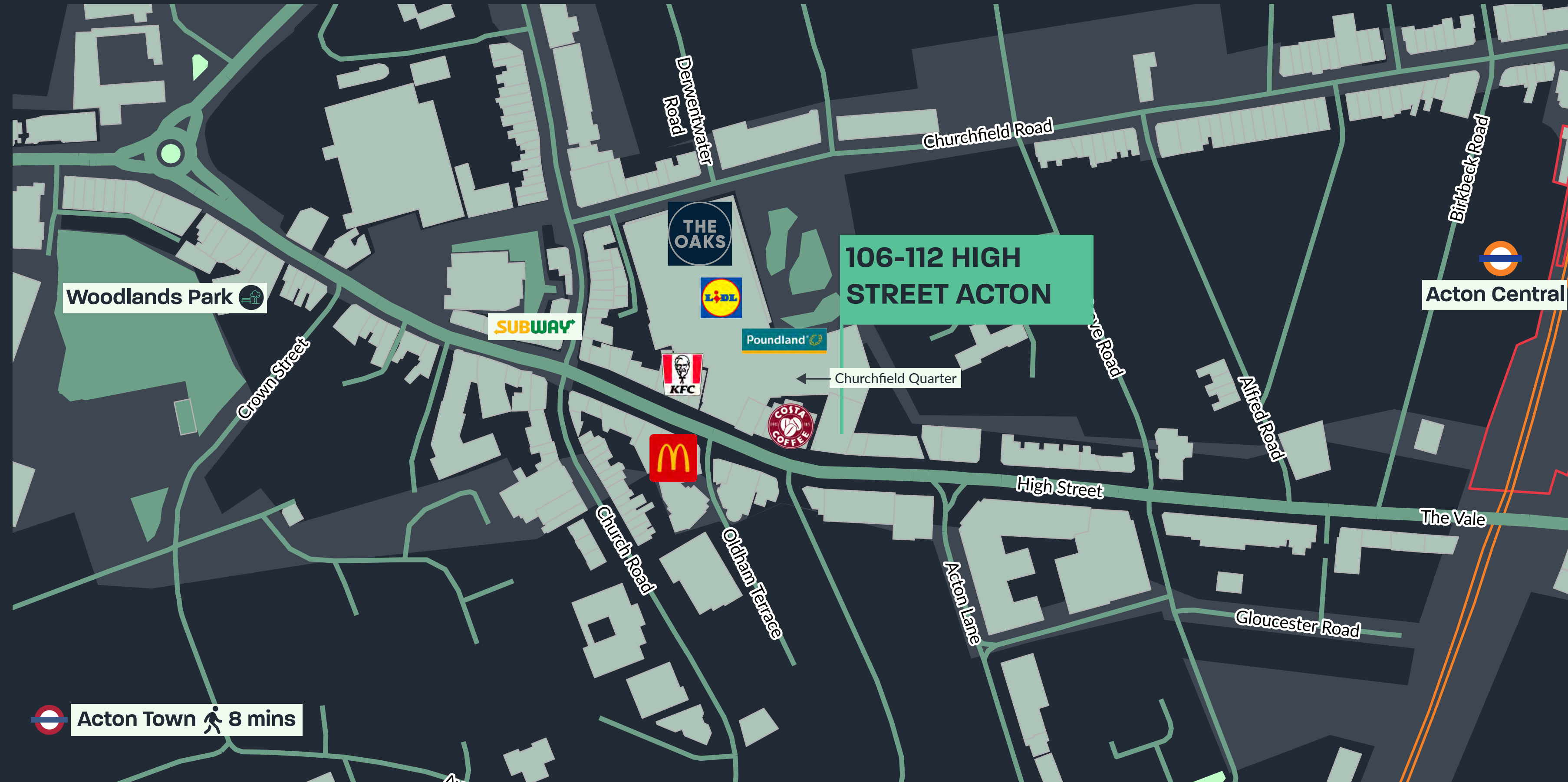
Adjacent to the property's northern boundary lies the Churchfield Quarter, a mixed-use development that was completed in 2019. This development consists of 178 apartments spread across five blocks.



SITUATION

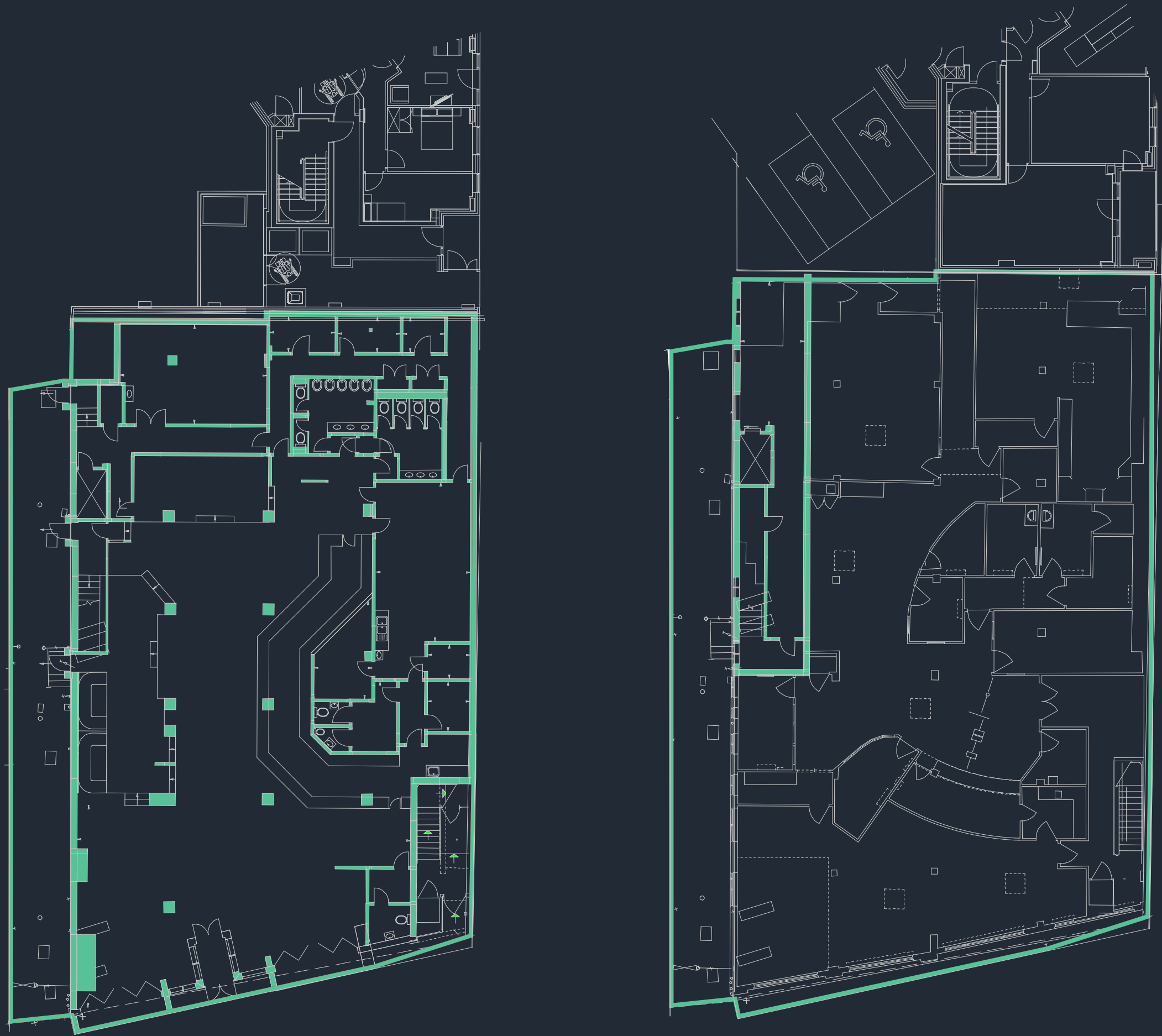
The property is located on Acton High Street, approximately 0.4 miles away (an 8-minute walk) from Acton Central Station, which is served by the London Overground. Acton High Street is populated by multiple bus stops offering services to various destinations, including South Kensington, Hammersmith, Uxbridge, Chiswick, Gunnersbury, and Southall.

The Oaks Shopping Centre is a short distance from the property and hosts national retailers such as Lidl, Boots, the gym, Poundland, and numerous others.



FLOOR PLANS

Not to scale.



GROUND FLOOR
6,210 sq.ft

FIRST FLOOR
6,252 sq.ft

Note - Floor areas have been provided by a third party. All interested parties should make their own further investigations.

ACCOMMODATION SCHEDULE

FLOOR	DESCRIPTION	SQFT	SQM
Ground Floor	Vacant	6,210	577
First Floor	Vacant	6,252	581
TOTAL		12,462	1,158



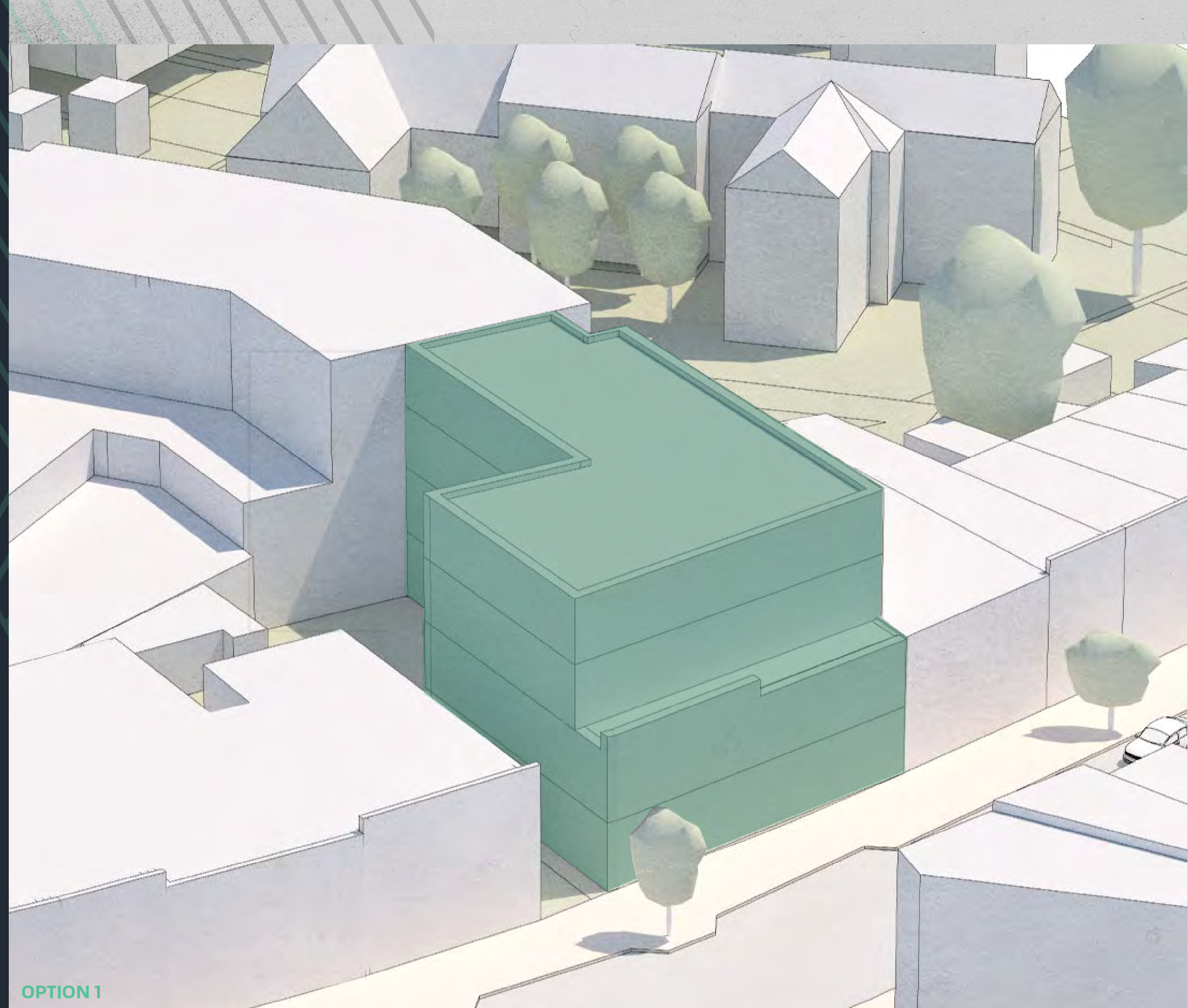
FEASIBILITY

The site holds significant potential for redevelopment, subject to obtaining all the necessary planning approvals. A feasibility study conducted on the site has put forth two viable options subject to planning permission.

Option 01 involves the demolition of the current structure, making way for a four-story residential development. Regarding site access, it is recommended to extend the existing side passage to 4.5 metres to allow for improved access and the potential for a designated parking space for blue badge holders. The four-story development is designed to accommodate 14 residential units, comprising 7 one-bedroom units, 4 two-bedroom units, and 2 three-bedroom units. Additionally, there is a rear courtyard within the development, providing amenity space for the residents. The total GIA, which includes a ground-floor retail unit, is 14,612 sq. ft. To ensure the development blends with the High Street, the proposed massing on the third floor is set back to maintain the parapet line of neighbouring properties.

Option 02, on the other hand, preserves the existing structure while adding a two-story extension, significantly increasing the commercial space to 4,500 sq. ft on the ground floor. The additional two stories accommodate 8 residential apartments, comprising 6 two-bedroom units and 2 three-bedroom units. Given the retention of the existing structure, this option results in a total GIA of 19,680 sq. ft.

Both options intend on widening the existing side passage to enhance access for the residential units. The latter option also retains the existing access to the upper-floor commercial unit on the High Street.



OPTION 1

TENURE

Freehold.

PRICE

£2,100,000 (Two Million, One Hundred Thousand pounds) for the Freehold interest, subject to contract.

VAT

The property is elected for VAT.

CONTACT

NICK SHERLING

nick.s@rib.co.uk

07957167786

DAMIEN FIELD

damien@rib.co.uk

07956125543

RIB

ROBERT IRVING BURNS