



135 Churchfield Road

Acton, London, W3 6AH

For Sale: A Charming and Vast Freehold Mixed Use Building in the heart of Acton.

1,690 sq ft
(157.01 sq m)

- Retail unit with new shop front.
- Residential maisonette to upper floors.
- Scope for a further floor (stp).
- Currently being upgraded throughout.
- Attractive capital value at £411 p/sq/ft.
- Highly desirable 'Poets Corner' retail district.

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Summary

| | |
|-----------------------|------------------------------|
| Available Size | 1,690 sq ft |
| Price | Offers in excess of £650,000 |
| Business Rates | Upon Enquiry |
| EPC Rating | D (84) |

Description

An excellent opportunity to acquire this appealing Mixed Use Corner Freehold with the benefit of a Ground over Basement self-contained retail unit with newly installed shop front and a well proportioned 2-bedroom duplex apartment to the uppers floors.

The property is under-going modernisation with a brand new 2 bedroom duplex and vacant commercial. It could potentially benefit from the addition of a further floor of residential and potential income from a display hoarding to the side of the building, subject to obtaining the necessary consents.

Location

This is an exceptionally well located Mixed Use Building in the heart of Poets Corner, enjoying a prime spot on Churchfield Road with its numerous boutique shops, bars and cafes and strong community footfall. The property is a short walk from Acton Central station and within half a mile of Acton Mainline for the Elizabeth Line.

The property has a PTAL Rating of 3.

Terms

Tenure: The Freehold is offered for sale with Full Vacant Possession.

Rateable Value: £10,750.

Rates Payable: £5,375 per annum. (We strongly advise interested parties to verify this with the local authority: London Borough of Tower Ealing).

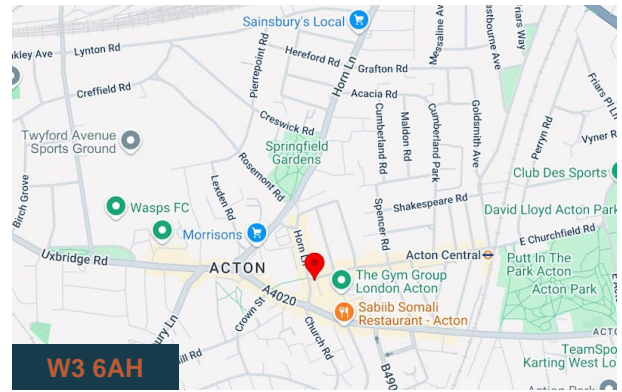
Method of Sale: The building is being sold by Private Treaty.

Planning: The property enjoys Use Class E to the Ground / Basement Floors and Use Class C3 to the Residential Uppers.

VAT: Not applicable.

Proposal: We are instructed to seek offers in the region of £650,000 subject to contract, for the benefit of the Freehold interest, with each party to pay its own legal costs.

Viewings: The site can be viewed externally from Churchfield Road. All internal viewings are by strict appointment via sole agents Meridian Commercial Property Partners LTD.



Viewing & Further Information



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