

90-96 CHURCHFIELD ROAD LONDON W3 6DH



FREEHOLD MIXED-USE INVESTMENT FOR SALE
4 COMMERCIAL UNITS FULLY LET; 10 FLATS LET ON ASSURED
SHORTHOLD TENANCIES, 6 FLATS SOLD OFF

PRICE REDUCED
OFFERS IN THE REGION OF £4,000,000

Willmotts (Ealing) Ltd. Registered Office, 12 Blacks Road, London, W6 9EU. Registered in England No. 3345586
Willmotts Bristol, 13 Orchard Street, Bristol, BS1 5EH & Willmotts Mayfair, 121 Park Lane, London, W1K 7AG

Building Consultancy & Surveying, Commercial Agency, Commercial Management,
Commercial Investment, Professional Valuations, Residential Lettings, Residential
Sales, Residential Management, Service Charge & Estate Management

Location:

The premises are located on the northern side of Churchfield Road near its junction with Newburgh Road. It is well served by transport links including Acton Central (Overground) Station (0.3 miles) and Acton Town Station (District and Piccadilly Lines) (0.7 miles). Acton High Street and The Oaks Shopping Mall are within the locality where a wealth of national and local operators trade from, including Lidl, Wilko, Poundland, Barclays Bank, The Gym Group and Boots.

Description:

The subject properties are part of a mixed-use terraced building of traditional brick elevations. The ground floor and basement comprise retail accommodation which are currently fully let to retailers including a nail bar, café, Lebanese restaurant, and a beauty salon. The residential parts are self-contained and comprise part of the rear ground floor, and the first second and third floors. Of the 16 flats, 10 are fully let on ASTs and 6 have been sold off on 125-year leases which produce an income of £500 per annum from the ground rents.

User:

We believe the premises fall under Class E & C3 Dwelling houses of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Accommodation & Tenancy Schedule:

The property offers the following (NIA) approximate dimensions: -

Commercial Floor Areas:

Property	Floor Area
90 Churchfield Road	445 sq. ft. (41.31 sq. m.)
92 Churchfield Road	454 sq. ft. (42.20 sq. m.)
94 Churchfield Road	897 sq. ft. (83.30 sq. m.)
96 Churchfield Road	429 sq. ft. (39.89 sq. m.)
Total Area: 2,225 sq. ft. (206.70 sq. ft.)	

Commercial Tenancies:

Property	Term	Total rent P/A
90 Churchfield Road	8-year FRI from 18.07.18	£14,500
92 Churchfield Road	8-year FRI from 30.04.14	£12,500
94 Churchfield Road	5 Year FRI from 21.09.20	£17,000
96 Churchfield Road	8 Year FRI from 01.02.23	£14,000
Total Income Per Annum £58,000		

Residential Tenancies:

Building	Property	Term	Total rent P/A
90 Churchfield Road	Flat 1	AST	£20,020
	Flat 2	AST	£13,200
	Flat 3	AST	£15,600
	Flat 4	AST	£19,500

92 Churchfield Road	GF Flat A	AST	£16,220
	GF Flat B	AST	£13,200
	FF Flat	125-year lease	£50
	SF Flat	125-year lease	£50
94 Churchfield Road	Flat A	AST	£14,040
	Flat B	AST	£14,300
	Flat C	AST	£14,040
	Flat D	AST	£14,040
96 Churchfield Road	GF Flat	125-year lease	£100
	FF Front Flat	125-year lease	£100
	FF Rear Flat	125-year lease	£100
	SF Flat	125-year lease	£100
			Total Income Per Annum £154,660

Local Council:

London Borough of Ealing.

EPC:

A copy of the EPCs are available upon request.

Legal Fees:

Each party to bear its own legal costs.

VAT:

Not applicable.

Tenure:

Freehold, subject to the existing tenancies.

Price:

Offers invited in the region of **£4,000,000** (four million pounds) which shows a GIY of 5.32% on an overall basis.

AML:

Money Laundering In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from any successful Purchaser.

Viewings:

By prior appointment only via landlord's sole agent: Willmotts Chartered Surveyors.

Contacts:

Emily Bradshaw	Huseyin Zafer	Varol Zafer	Shahid Sadiq
D: 020 8222 9947	D: 020 8222 9901	D: 020 8222 9946	D: 020 8222 9945
M: 07920 769395	M: 07918482210	M: 07900 224967	M: 07961 410931
E: e.bradshaw@willmotts.com	E: h.zafer@willmotts.com	E: v.zafer@willmotts.com	E: s.sadiq@willmotts.com

Important Notice:

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor. 2. Any photographs (and artist's impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3 Any reference to alterations to or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.