

## 12-13 MARKET PLACE ACTON W3 6QS



**LONG LEASEHOLD COMMERCIAL UNIT FOR SALE**  
MIXED-USE NEW BUILD DEVELOPMENT – SOLD WITH VACANT POSSESSION  
CLASS E – APPROX 662 SQ FT (61.5 SQ M) OF TRADING SPACE

**OFFERS IN EXCESS OF £370,000**

Willmotts (Ealing) Ltd. Registered Office, 12 Blacks Road, London, W6 9EU. Registered in England No. 3345586  
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Building Consultancy & Surveying, Commercial Agency, Commercial Management,  
Commercial Investment, Professional Valuations, Residential Lettings, Residential  
Sales, Residential Management, Service Charge & Estate Management

### Location:

The property occupies a prominent position on the western side of Market Place in the heart of Acton Town Centre. The unit sits close to its junction with Acton High Street (A4020), a major vehicular route linking Acton and Shepherds Bush. Great West Road (A4) is a short drive north of the property, providing quick access to Heathrow Airport which is 9.5 miles to the west. The premises is well-served by existing public transport routes, including **Acton Central Railway Station** (North London Line) (0.4 miles, 8-minute walk) and **Acton Town** (District Line, Piccadilly Line) (0.6 miles, 11-minute walk). Acton's Crossrail station will provide faster access to Central London within 10 minutes, and access to Heathrow in less than 20 minutes.

Acton is a vibrant and affluent residential suburb and incorporates a significant West London growth location positioned just south of the Old Oak Common regeneration project. Acton Market is a short walk from the premises and offers dynamic trading space for local businesses between Wednesday to Friday. The locality benefits from increased footfall and activity from the Oaks shopping centre, a new development near Churchfield Road. It is a bustling destination with a large catchment area, providing over 68,700 sq. ft. of high-quality retail, leisure, and residential accommodation and is anchored by popular retailers including Lidl, Wilko, Iceland, and Superdrug.



### Description:

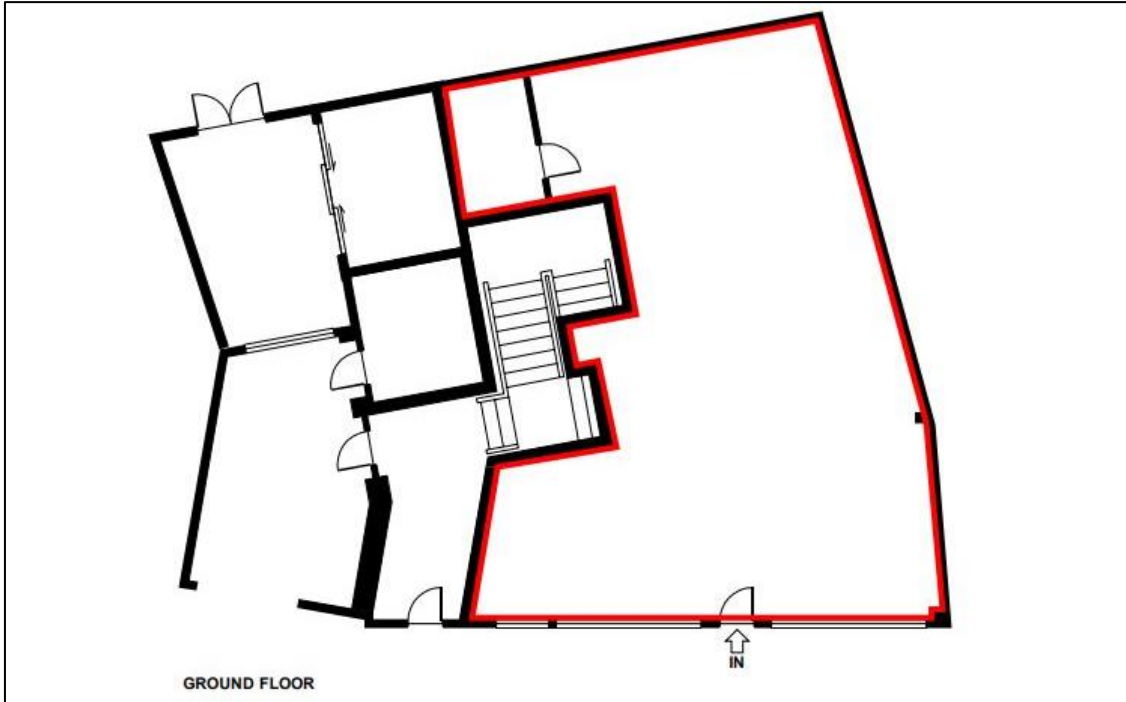
The subject unit is self-contained and forms part of a new build four-storey mixed-use building. The block is modern and attractive in its appearance and benefits from a double frontage measuring approx. 19ft. The commercial unit is arranged to provide ground floor accommodation and includes a demised customer WC at the rear. It will be let in a shell and core condition with voided timber floors. The suspended ceiling has been fitted out with recessed lighting and is fully soundproofed and fireproofed.

There is flexibility to install air conditioning and extraction flue systems which would eject out of the exterior party wall at the rear of the property. Services include electricity and a water supply.

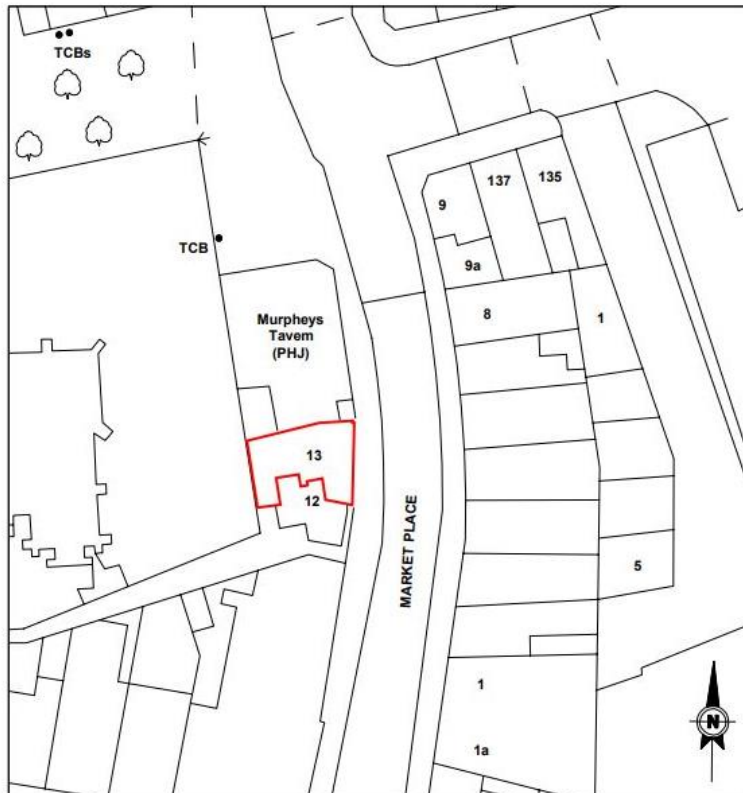
**Accommodation:**

Floor	Net Internal Floor Area (approx.)
Ground	662 sq. ft. / 61.5 sq. m
<b>Total</b>	<b>662 sq. ft. / 61.5 sq. m</b>

**Floor Plan:**



(For indicative purposes only – not to scale)



**User:**

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

**Local Council:**

London Borough of Ealing.

**EPC:**

An EPC has been commissioned and will be available shortly.

**Business Rates:**

The premises is due to be rated and further detail will be provided shortly.

**Legal Fees:**

Each party to bear its own legal costs.

**Tenure:**

The premises will be sold off on a long leasehold for a term to be agreed.

**Terms:**

Offers invited in excess of £370,000 leasehold.

**VAT:**

May be applicable at the prevailing rate.

**AML:**

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

**Contacts:**

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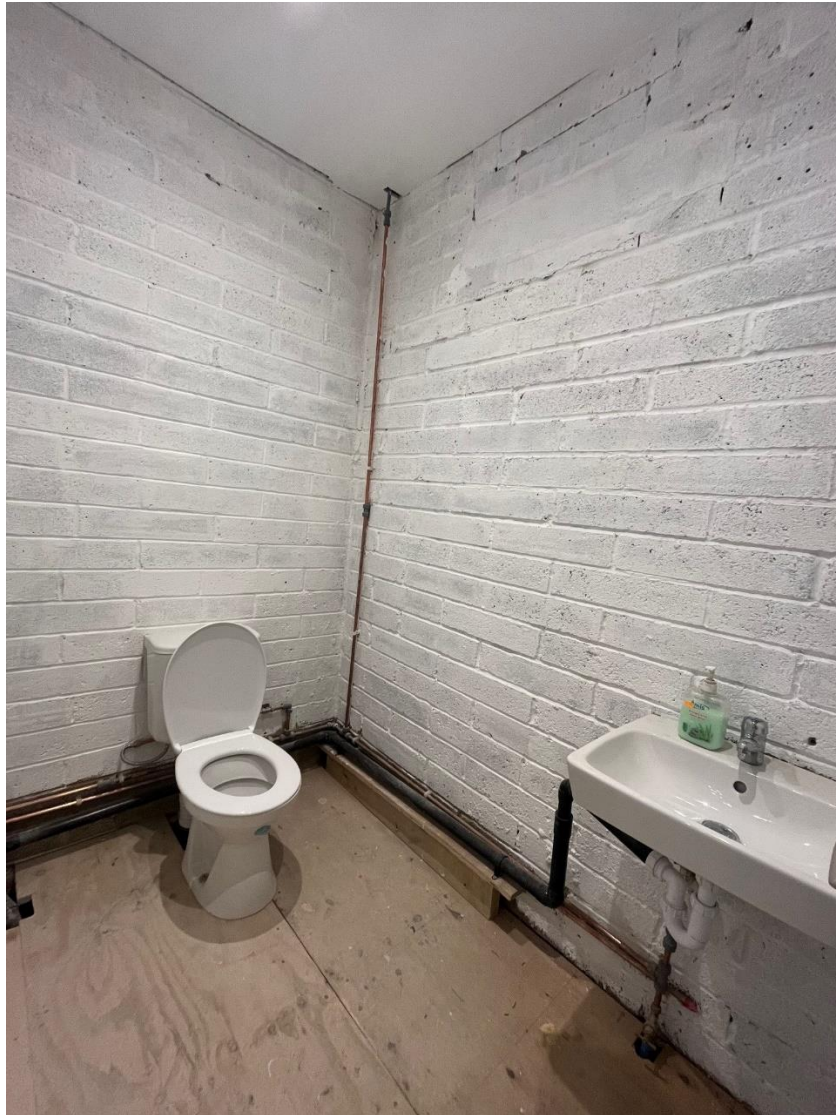
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Internal Photos:





**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.