

# FOR SALE

## MIXED USE

### INVESTMENT



whozoo.

EALING

📍 13 Horn Lane, Acton, London W3 9NJ

Price **£1,250,000**



Property Type

**COMMERCIAL PROPERTY**



Size

**1,378 FT<sup>2</sup>**



Tenure

**FREEHOLD**



Borough

**BOROUGH OF EALING**



Planning Granted

**NO**



Existing Use

**CLASS C3/E**

### Tenanted



YES

### Local Train Stations



Acton Central (0.4 miles)  
Acton Town (0.5 miles)  
South Acton (0.6 miles)

### Local Amenities



Acton High Street (0.2 miles)  
Morrisons Supermarket (0.2 miles)  
Ealing Broadway (1.6 miles)

### VAT Applicable



NO

### Rateable Value

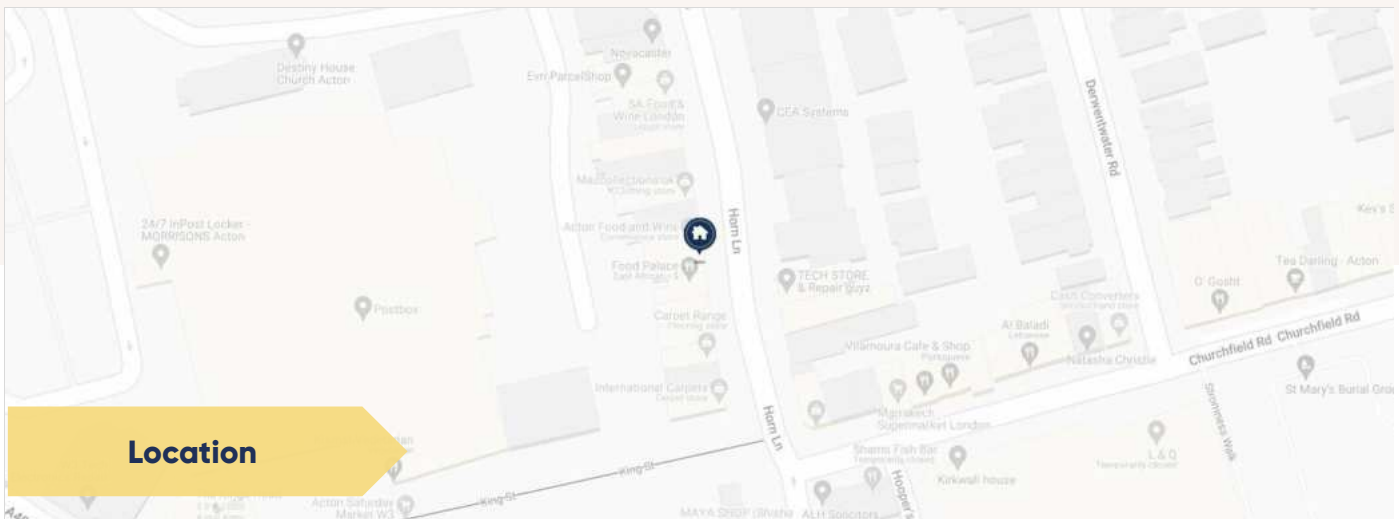


7,000

### EPC



C



### Location



### Additional Information

Opportunity to purchase a Freehold Mixed use investment in the heart of Acton, W3.

The property is centrally located within Acton being only a few moments away from local amenities and Acton Mainline Station.

The property comprises 7 x Flats include 6 x studios and 1 x 1 bed flat let out on a 5 year lease to Hammersmith & Fulham Council paying £117,575.64 per annum. The ground floor shop is let for £7,800 per annum on 20 year lease from 2021 measuring 35 sqm over ground and basement floors.

The total income is £125,375.64 per annum representing a 8.4% net yield.



# ACCOMMODATION SCHEDULE

UNIT	SIZE SQM	SIZE SQFT	RENTAL INCOME (P.A)
<b>COMMERCIAL UNIT</b>	35	376	£7,800
<b>FLAT 1</b>	21	226	£16,796.52
<b>FLAT 2</b>	18	194	£16,796.52
<b>FLAT 3</b>	15	161	£16,796.52
<b>FLAT 4</b>	17	183	£16,796.52
<b>FLAT 5</b>	17	183	£16,796.52
<b>FLAT 6</b>	14	151	£16,796.52
<b>FLAT 7</b>	26	280	£16,796.52
<b>TOTAL:</b>	<b>128</b>	<b>1,378</b>	<b>£125,375.64</b>

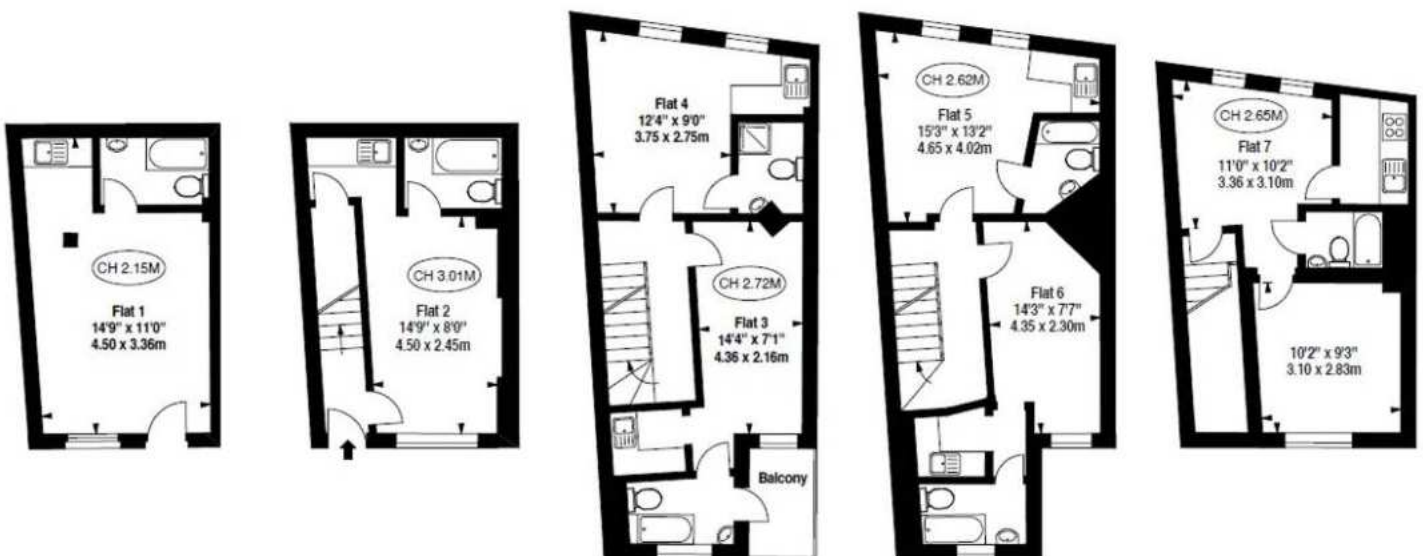
## FLOORPLANS

APPROX. GROSS INTERNAL AREA \*  
1665 Ft<sup>2</sup> - 154.68 M<sup>2</sup>



This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

Key:  
CH - Ceiling Height



LOWER GROUND FLOOR

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR



**Nathan King**  
**Senior Property Consultant**

✉ nathanking@whozoo.co.uk  
☎ 07506 966 968 / 0333 200 8330

**whozoo.**  
Commercial Property, Expertly Done



0333 200 8330

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info@whozoo.co.uk

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www.whozoo.co.uk

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