

FOR SALE

MIXED USE

INVESTMENT



whozoo.

EALING

 13 Horn Lane, Acton, London W3 9NJ

Price **£1,495,000**



Property Type

COMMERCIAL PROPERTY



Size

1,378 FT²



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

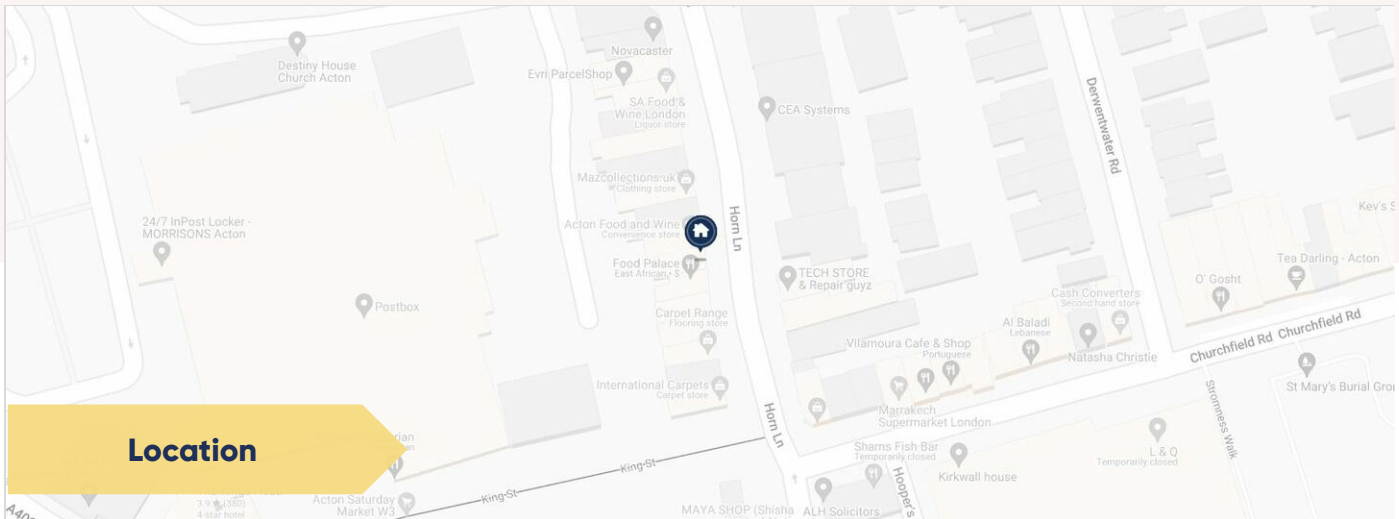


7,000

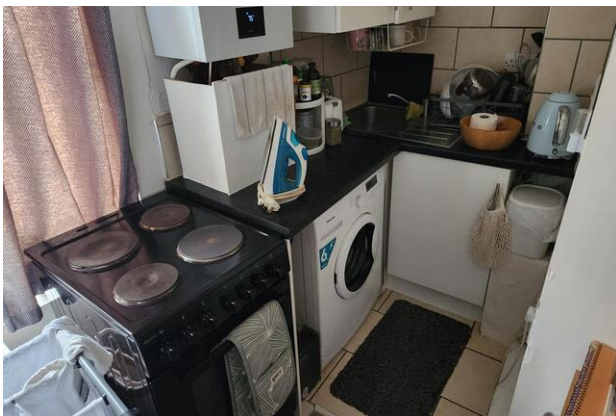
EPC



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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)
COMMERCIAL UNIT	35	376	£7,800
FLAT 1	21	226	£16,796.52
FLAT 2	18	194	£16,796.52
FLAT 3	15	161	£16,796.52
FLAT 4	17	183	£16,796.52
FLAT 5	17	183	£16,796.52
FLAT 6	14	151	£16,796.52
FLAT 7	26	280	£16,796.52
TOTAL:	128	1,378	£125,375.64

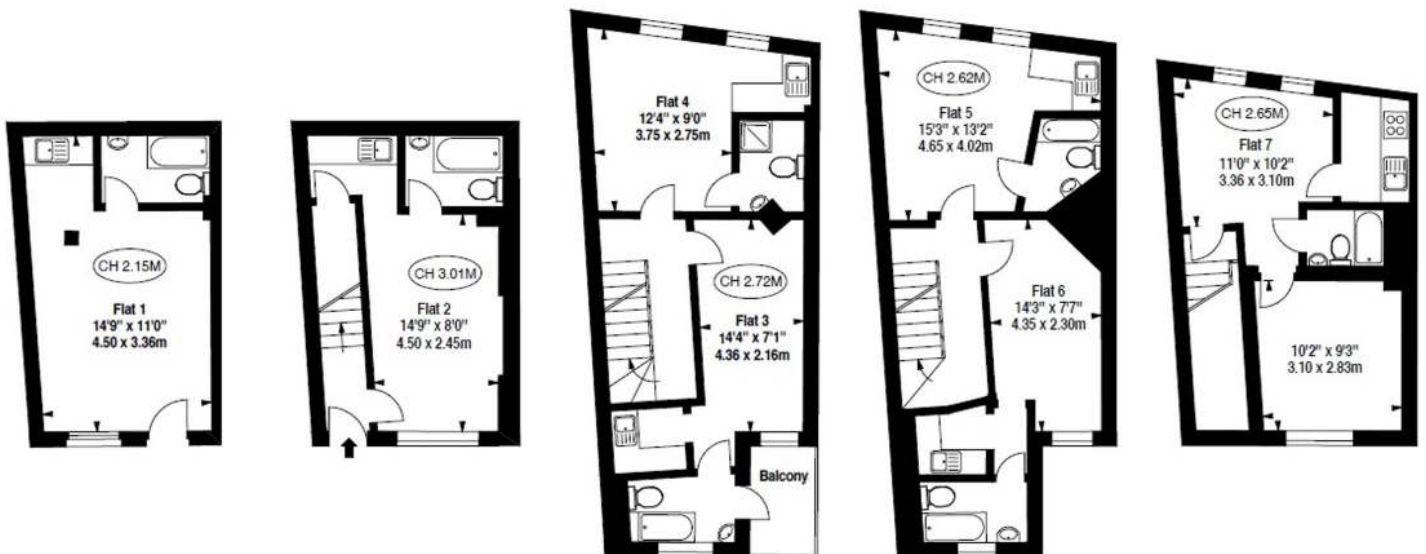
FLOORPLANS

APPROX. GROSS INTERNAL AREA *
1665 Ft² - 154.68 M²



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

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0333 200 8330

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info@whozoo.co.uk

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www.whozoo.co.uk

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