

FOR SALE

MIXED USE

INVESTMENT



whozoo.

EALING

📍 13 Horn Lane, Acton, London W3 9NJ

Price **£1,249,999**



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

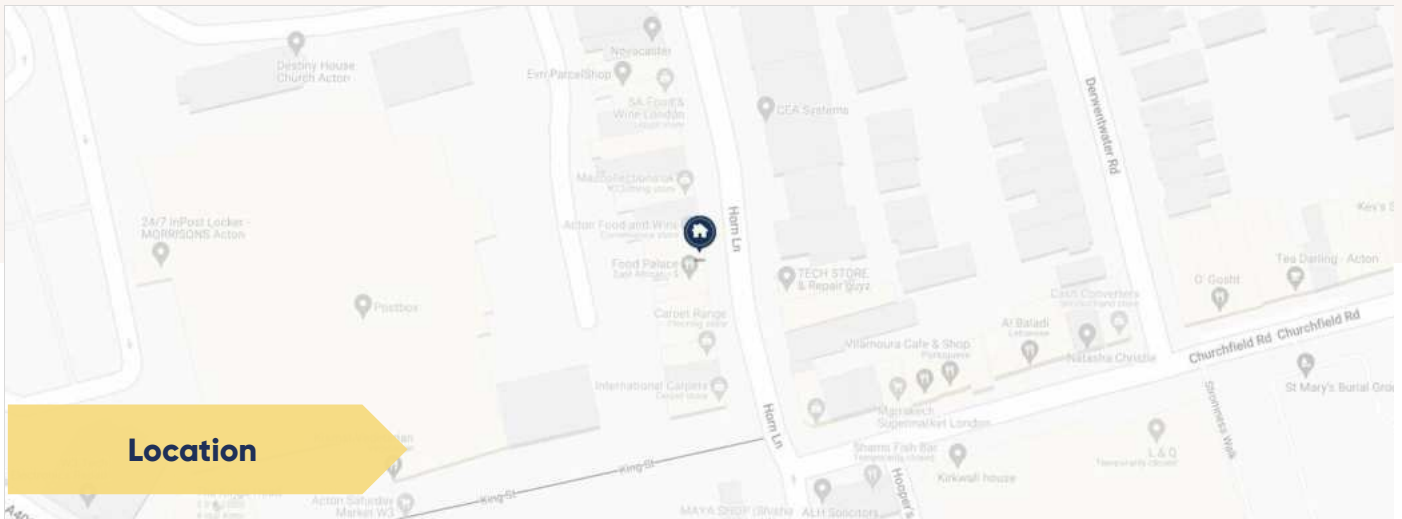


7,000

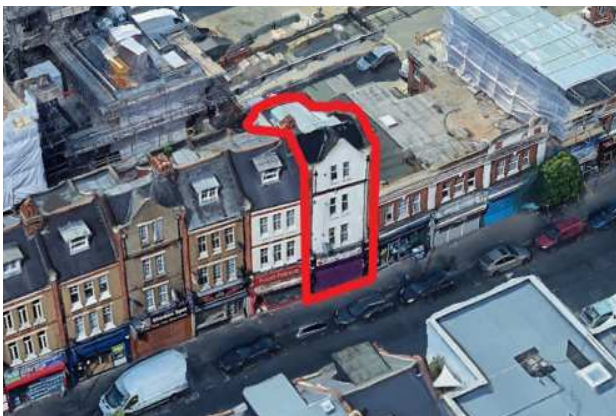
EPC



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Location



Additional Information

Freehold mixed-use investment in the heart of Acton, W3.

This centrally located property is just moments from local amenities and Acton Mainline Station.

The property includes 7 flats (6 studios and 1 one-bedroom) currently leased to Hammersmith & Fulham Council on a 5-year term, generating £117,575.64 per annum.

The ground-floor shop, leased for 20 years from 2021, adds an additional £7,800 annually and spans 35 sqm across ground and basement levels.

Total annual income stands at £125,375.64, offering a 10% 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

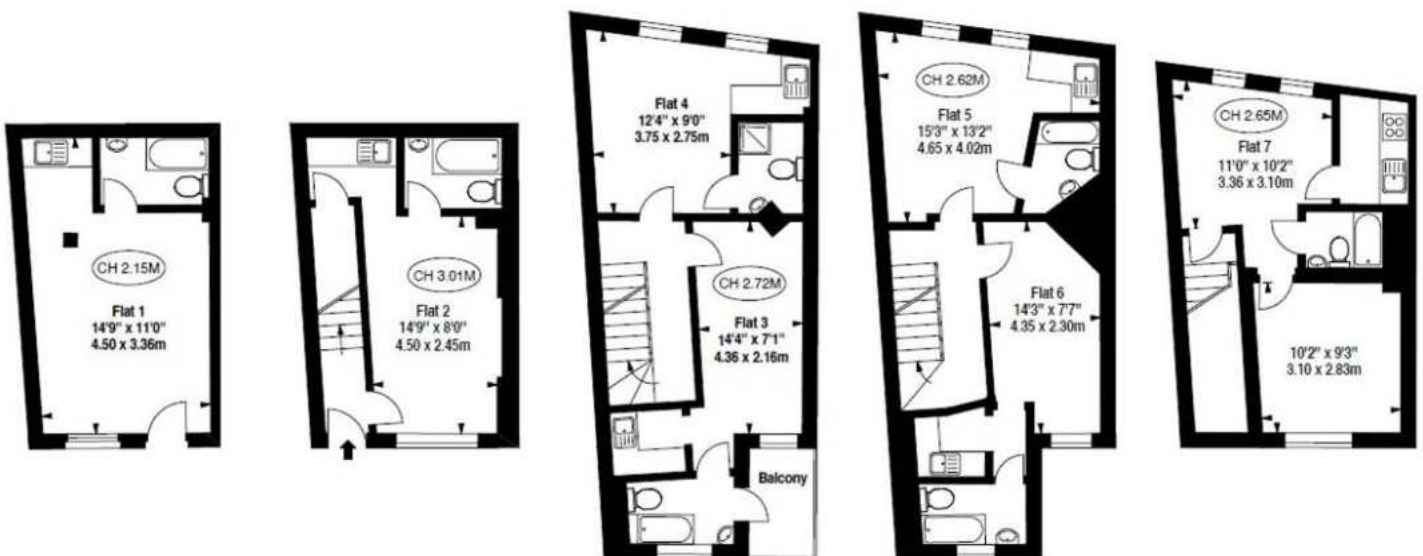
FLOORPLANS

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



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