

Churchfield Road, London, UK W3 6DH

£24,000

KEY FEATURES:

kitchen and W/C facilities
Noteworthy 9-foot frontage, providing high visibility
1000 Total square foot

Impressive Features:

Recently refurbished commercial space to good standard
kitchen and modern W/C facilities
Ground floor, first floor and basement with favourable ceiling height
Convenient roller shutter for added security

Strategic Trading Locale:

First-class trading position amidst a bustling shopping area

Versatile Commercial Space:

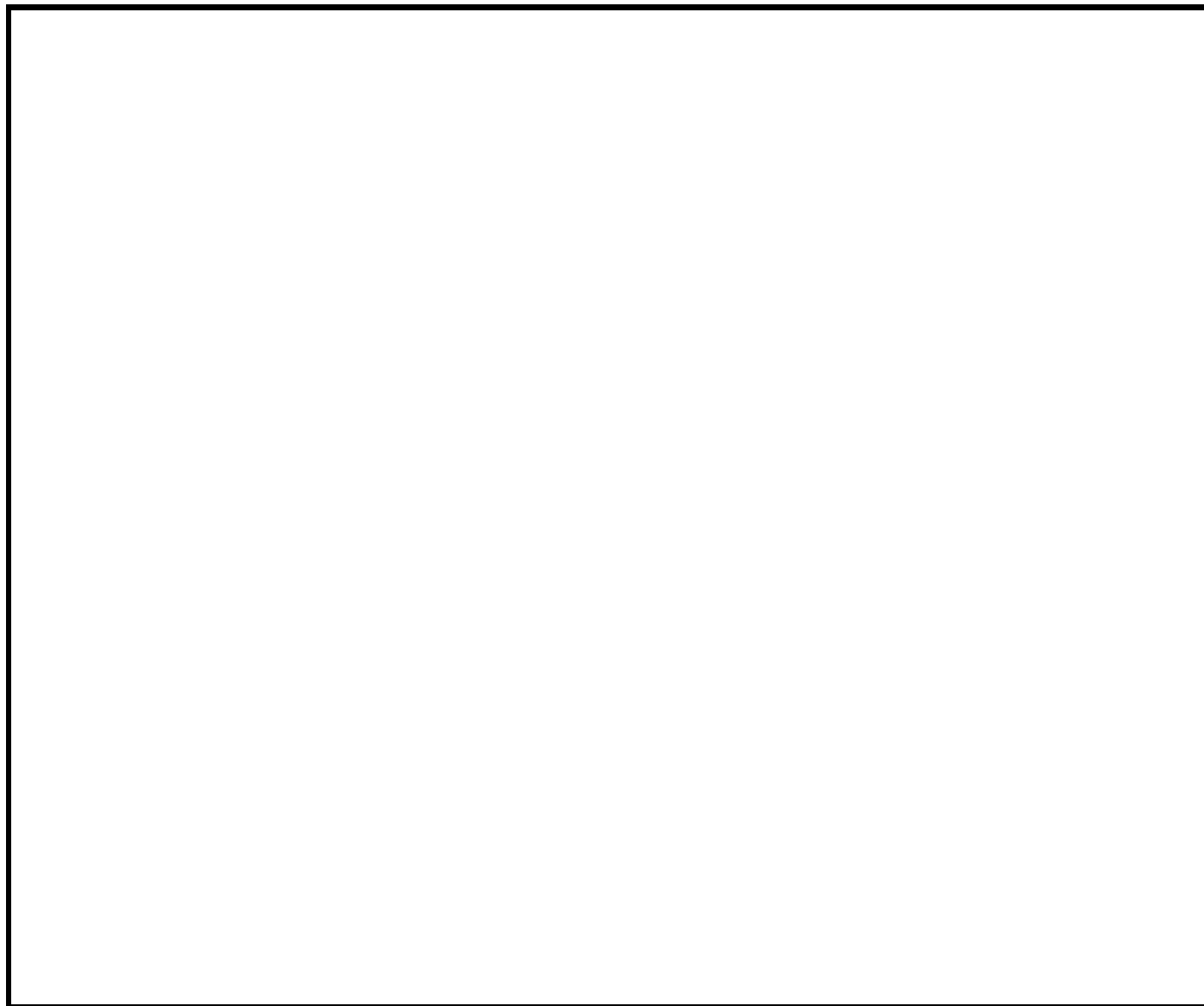
Suitable for various E class and retail uses

Description


The unit is a lock-up shop arranged over ground, first floor, garden and basement levels. It has a glazed frontage and a single access door fronting onto Churchfield Road. There is natural light entering the unit from a rear ground floor window and back garden. The unit is rectangular in shape and is predominantly open plan, with the staircase situated in the centre right of the shop. There is a WC and storage space.

Location


The property is located on the Churchfield Road, close to its junction with Burlington Gardens in Acton. The street is categorised by a vibrant retail parade of mainly local businesses. Churchfield Road immediately joins Poet's Corner, a highly sought after residential area, and Acton Park is 0.1 miles east of the property which provides recreational facilities. Public transport links are good with Acton Central (Overground Line) being located 180 yards east of the premises.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

CHURCHILL & MATHESONS ESTATE AGENTS have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/- 6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.