



FREEHOLD CHARACTER BUILDING FOR SALE
OFFERS IN REGION OF £1,450,000 FREEHOLD
10 WARPLE MEWS, ACTON, LONDON, W3 0RF

 **Willmotts**
The Complete Property Service
020 8748 6644

- PRIVATE AND GATED MEWS LOCATION
- ROOF TERRACE & ONE CAR PARKING SPACE
- APPROX. 4,455 SQ. FT. (413.88 SQ. M.)
- GROUND AND FIRST FLOORS

Location

The subject property is located within a private gated mews in Acton which is accessed via a double electric gate from Warple Way. The immediate locality is characterised by industrial estates and offices/studios. The Vale (A4020) is a short walk north of the property which provides bus links including the 207 to Hayes/White City. The property is well-connected to public transport links, including Acton Central (Overground Line) which is 0.5 miles from the property.

Description

The property is known as the Doughnut Factory which is arranged over ground and first floors. It is brick-built with a self-contained glazed entrance leading into a reception area. There are both partitioned and open-plan office rooms, kitchenettes and WCs / shower. Amenities include part air conditioning, pendant and spot lighting, and underfloor trunking. There is one car parking space allocated to the property, and a bike rack.

There may be scope for residential conversion, STPP.

User

Class E of the Town & Country Planning (Use Class) (Amendment) Order 2005, however interested parties should confirm this with the Local Authority.

Rateable Value

We are advised by the VOA website that the property has a Rateable Value of £26,750 for the ground floor, £36,000 for the first floor, and £300 for the car parking space; however, interested parties should make their own enquiries into the rates payable.

Local Authority

London Borough of Ealing.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions

Location	Sq M	Sq Ft.
Ground Floor	211.3	2,275
First Floor	202.5	2,180
Total	413.8	4,455

Tenure

Freehold with full vacant possession.

Terms

offers are invited in the region of £1,450,000 (One Million Four Hundred and Fifty Thousand Pounds).

EPC

The Energy performance certificate has rating of e (108) . A copy of the EPC is available upon request.

VAT

We have been advised that VAT is not applicable.

Legal

Each party to bear its own legal costs.

AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

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.
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4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.

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Viewing

By appointment only via seller's sole agent: Willmotts Chartered Surveyors.

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