

Shop Plus Residential Upper Parts Newly Developed & Extended

265 ACTON LANE LONDON, W4 5DG



FREEHOLD – FOR SALE (FULL VACANT POSSESSION)

LOCATION:

Situated in this busy parade of shops which runs south along Acton Lane (B490) from the junction with Southfield Road to Clovelly Road. Immediately adjacent to F.B. Food and Wine, and close to Oskar's Café/Bistro, Chiswick Denture Clinic, Alisha Pharmacy and Chiswick Acupuncture Clinic. Acton Lane is the busy main through route between Chiswick and Acton town centres. Chiswick Park (District line), Turnham Green (District line) and Acton Town (Piccadilly and District lines) TfL stations are all within 1 mile and South Acton London (London Overground) mainline station is within ½ mile. There are double yellow line parking restrictions along Acton Lane, with "Pay & Display" and Resident bays 9:30am to 5:30pm Monday to Friday, and a Loading bay immediately to the front. Single yellow line parking restrictions in the local side streets with Residents only parking bays between 9:00-10:00am and 3:00-4:00pm Monday to Friday.

ACCOMMODATION:

The property is currently arranged as **3 self-contained elements**, namely -

Ground Floor Shop: - **185 sq. ft.** (17.19m²)
Open plan

Flat R/O 265 Acton Lane: - **490 sq. ft.** (45.52m²)
2 rooms, shower room plus WC
Large garden / driveway (2 cars) with remote sliding gate
(access from Mulberry Tree Mews off Clovelly Road)

Flat 1st & 2nd Floor: - **1,190 sq. ft.** (110.55m²)
4 rooms plus bathroom & shower room, and eaves storage

www.zoopla.co.uk www.shopproperty.co.uk www.movehut.co.uk

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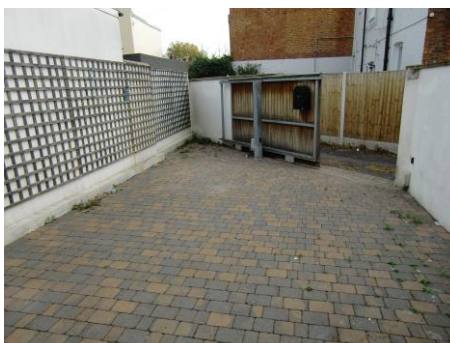
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FEATURES:

A1-USE COMMERCIAL SHOP WITH 1X 1 BED & 1X 3 BED RESIDENTIAL FLATS •
Newly developed and extended to a high standard • New uPVC double glazed windows throughout • NEW SHOP FRONT • REAR GARDEN / OFF STREET PARKING • **FREEHOLD WITH VACANT POSSESSION**



TERMS

FOR SALE:

Freehold with full vacant possession.

PRICE:

Offers in excess of **£1,300,000** are invited for the Freehold Interest, in subject to contract only. *We are advised the property is not VAT registered - TBC.*

LEGAL COSTS:

Each party to be responsible for its own costs in this transaction.

However, the purchaser has to pay the vendor's solicitor £5,000, prior to the draft contract being issued, such sum will either be, a) forfeited in the event the purchaser withdraws, for whatever reason, or b) deducted from the purchase price upon completion.

POSSESSION:

Immediately upon completion of legal formalities and vacant possession.

EPC:

EPCs will be commissioned following development.

VIEWING:

Strictly by appointment through the Vendor's agent:

MJFINN COMMERCIAL

Tel: 020 8995 5678

Email: info@mjfinncommercial.co.uk

Web site: www.mjfinncommercial.co.uk

www.zoopla.co.uk

www.shopproperty.co.uk

N.B. Rent, etc. quoted exclusive of V.A.T.

Subject to Contract

Updated 08/2k18

FLOOR PLAN OVER ➡

265 ACTON LANE - FLOOR PLAN

GUIDANCE ONLY



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Property Details:

265 ACTON LANE
CHISWICK
W4 5DG



Surveyed and Drawn By:

BKR

Hideaway Work Space
1 Empire Mews
London
SW18 2BF

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APPROX. GROSS INTERNAL AREA *
1391 FT² - 128.96 M²

Plans Drawn: 10.04.2018