



SITUATION

Located close to the junction with Crown Street and directly opposite **Morrisons** in the heart of the town centre, nearby other multiples such as **Betfred**, **Subway** and **Cake Box**.

Acton Town Underground Station (District and Piccadilly Lines) Acton Main Line (Elizabeth Line) and Acton Central (Mildmay Line) are all within walking distance.

Acton lies approximately 1 1/2 miles north of Chiswick and 6 miles west of central London.

PROPERTY

A mid-terrace building comprising a **Ground Floor Shop/Office** and **Basement** with internal and separate front access to **Offices** on first and second floors.

The property includes a single storey brick built **Ex-Air Raid Shelter** and pedestrian access from Crown Street at the rear.

VAT is NOT applicable to this Lot

FREEHOLD offered with **VACANT POSSESSION**

ACCOMMODATION

Ground Floor Shop/Office

Gross Frontage	19'0"
Internal Width	17'1"
Shop & Built Depth	43'5"
GIA	Approx. 741 sq ft

Basement

GIA	Approx. 410 sq ft
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First Floor

3 Rooms, WC	
GIA	Approx. 675 sq ft

Second Floor

3 Rooms, WC	
GIA	Approx. 699 sq ft

Total GIA **Approx. 2,525 sq ft**

Note 1: There is potential to convert the uppers into residential use and extend into the loft space, subject to obtaining the necessary consents. This has occurred in neighbouring properties.

Note 2: Refer to the Auctioneers for floor plans and the video tour of the property.

Vacant Shop & Uppers

The Surveyors dealing with this property are
John Barnett and **Elliott Greene**

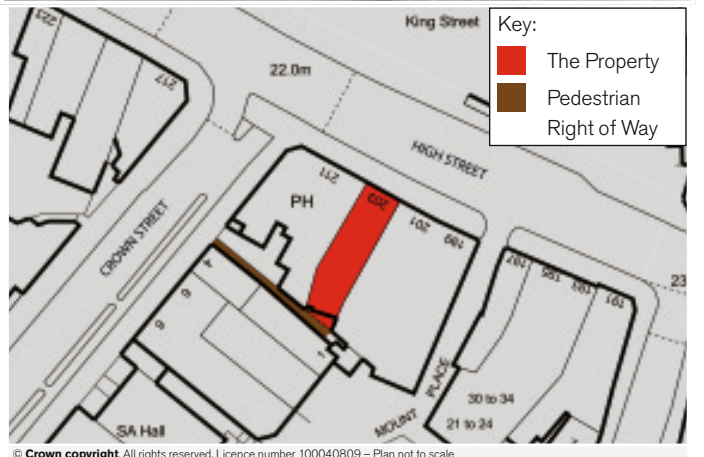
The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

Spencer West LLP
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View opposite the Property



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