

**135 Churchfield Road**

Acton, London, W3 6AH

Mixed-Use Development Opportunity.

1,690 sq ft
(157.01 sq m)

- Retail unit with new shop front.
- Residential maisonette to upper floors.
- Scope for a further floor (stp).
- In need of modernisation.
- Attractive capital value at £411 p/sq/ft.
- Highly desirable 'Poets Corner' retail district.

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Summary

Available Size	1,690 sq ft
Price	£695,000
Business Rates	Upon Enquiry
EPC Rating	D (84)

Description

An excellent opportunity to acquire this appealing Mixed Use Corner Freehold with the benefit of a Ground over Basement self-contained retail unit with newly installed shop front and a well proportioned 2-bedroom duplex apartment to the uppers floors.

The property now requires modernisation and could potentially benefit from the addition of a further floor of residential and potential income from a display hoarding to the side of the building, subject to obtaining the necessary consents.

Location

This is an exceptionally well located Mixed Use Building in the heart of Poets Corner, enjoying a prime spot on Churchfield Road with its numerous boutique shops, bars and cafes and strong community footfall. The property is a short walk from Acton Central station and within half a mile of Acton Mainline for the Elizabeth Line.

The property has a PTAL Rating of 3.

Terms

Tenure: The Freehold is offered for sale with Full Vacant Possession.

Rateable Value: £10,750.

Rates Payable: £5,375 per annum. (We strongly advise interested parties to verify this with the local authority: London Borough of Tower Ealing).

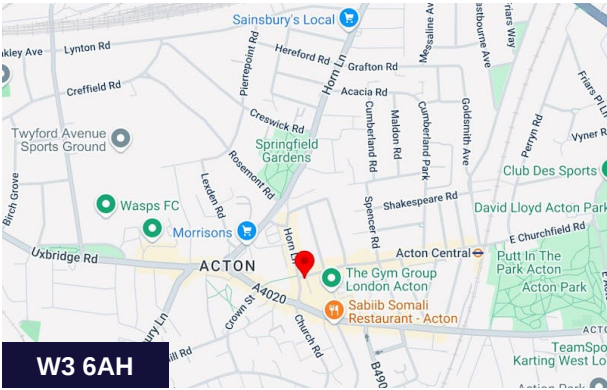
Method of Sale: The building is being sold by Private Treaty.

Planning: The property enjoys Use Class E to the Ground / Basement Floors and Use Class C3 to the Residential Uppers.

VAT: Not applicable.

Proposal: We are instructed to seek offers in the region of £695,000 subject to contract, for the benefit of the Freehold interest, with each party to pay its own legal costs.

Viewings: The site can be viewed externally from Churchfield Road. All internal viewings are by strict appointment via sole agents Winkworth Commercial.



Viewing & Further Information



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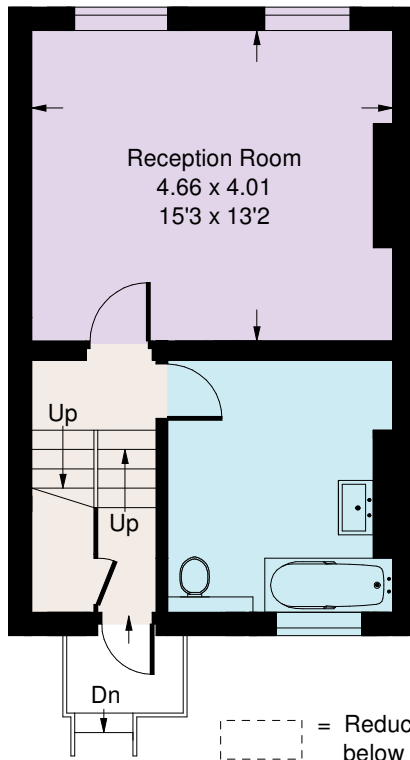
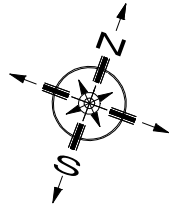
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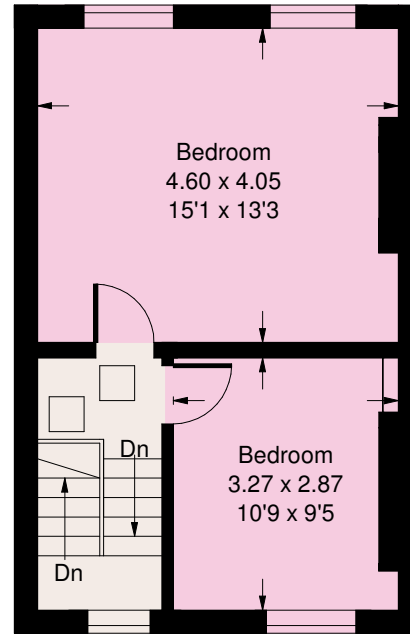
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Churchfield Road, W3

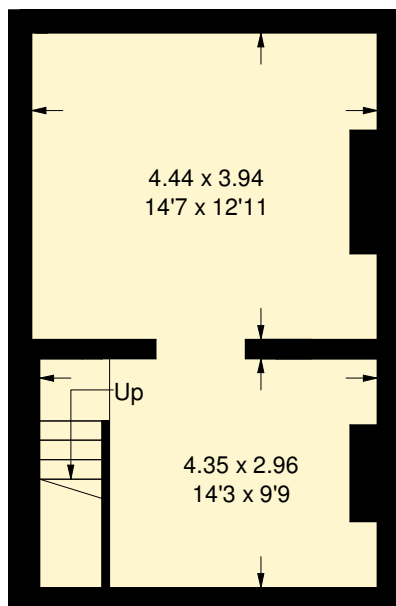
Approx. Gross Internal Area
 Residential = 69.7 sq m / 750 sq ft
 Commercial = 87.3 sq m / 940 sq ft
 Total = 157 sq m / 1690 sq ft



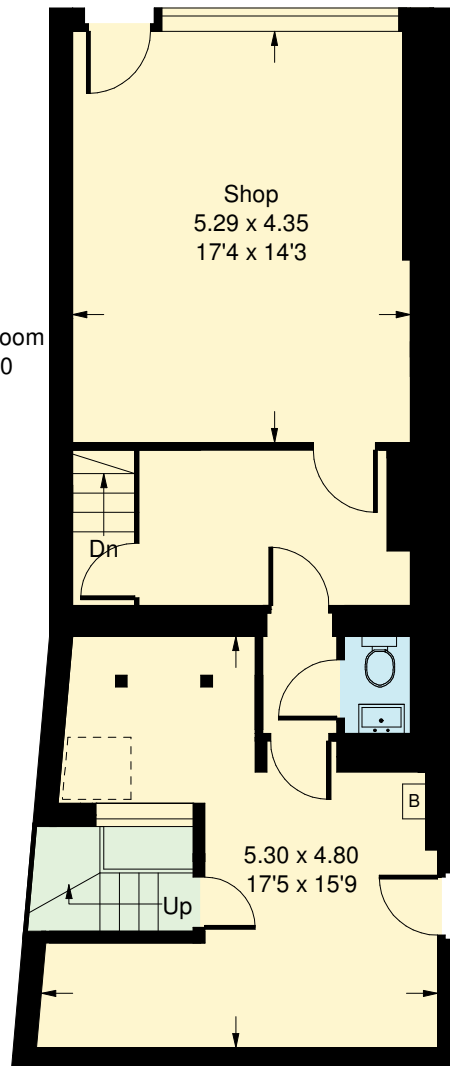
First Floor



Second Floor



Basement



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
 No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
 Plan is for illustration purposes only, not to be used for valuations.

