

**160-162 High Street**

London, W3 6QZ

Two Substantial Adjoining Freeholds in Prime Acton.

5,117 sq ft
(475.38 sq m)

- In excess of 5000sqft of usable floorspace.
- Two extensive three-bedroom flats.
- Potential for C3 conversion on First floor (STPP).
- Attractive Value at £418/sqft.
- Full Vacant Possession.

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Summary

Available Size	5,117 sq ft
Price	£2,000,000.00
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

This highly impressive mixed-use commercial property on High Street, W3 is set over 5-levels in need of renovation throughout. There is scope for extension at the rear and a conversion of the first floor offices (STPP).

GROUND FLOOR & BASEMENT – Having previously been let to TSB Bank for a period exceeding twenty years, the commercial aspect occupies one of the foremost locations on Acton High Street with a characterful double-frontage. This element of the property is highly desirable and well suited to a variety of uses, the commercial aspect should generate a rent in the region of £50,000 per annum with a suitable rent free period to allow the necessary fitout works.

FIRST TO THIRD FLOORS – There are two residential flats on floors two and three totalling c.2000sqft of living accommodation accessed via a separate entrance. In addition there is notable potential for a conversion of the first floor to a similarly sized dwelling accessed via the same side entrance (STPP). In addition, there is scope to explore an extension to the rear of the property adding an additional room to both level two and three.

ACCOMMODATION: Approx. Total – 5117 sq. ft. (475 m²)

Location

Located in the heart of the exceptionally busy Acton High Street, within close proximity of the new Oaks Shopping Centre and the Acton Saturday Market, this building enjoys one of the most prominent locations on the road. The property is very well connected via public transport, with Acton Central (London Overground) within a 5 minute walk, Acton Main Line Station (Elizabeth Line) and Acton Town Tube Station (District Line and Piccadilly Line) each within 15 minutes. These train lines, plus its excellent bus services, makes it easy to travel to and from anywhere in London. The M4 & A40 motorways are also a short drive away for easy travel by car in and out of London.

Terms

Title and Tenure: The Freehold Interest is offered for sale subject to vacant possession. Title Number: AGL13205

Rateable Value: Interested parties are advised to make their own enquiries with the Local Authority (Ealing Council).

Accommodation: Total – c.5117 sq. ft. (475 m²)

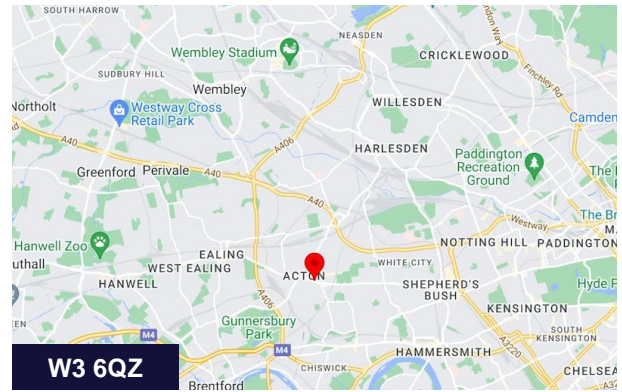
Method of Sale: The site will be sold by way of Private Treaty.

VAT: To be confirmed.

Viewings: Strictly through the agents, Winkworth Commercial on 020 7355 0285 and made by prior appointment.

EPC: Available on request.

Guide Price: £2,000,000 subject to contract.



Viewing & Further Information



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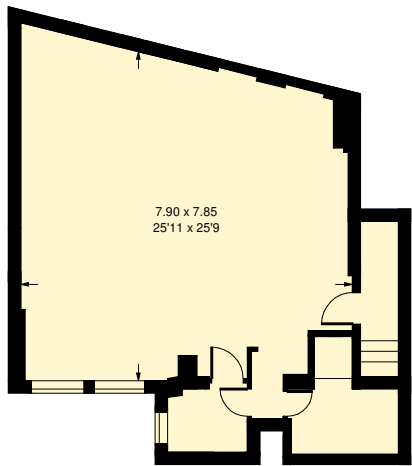
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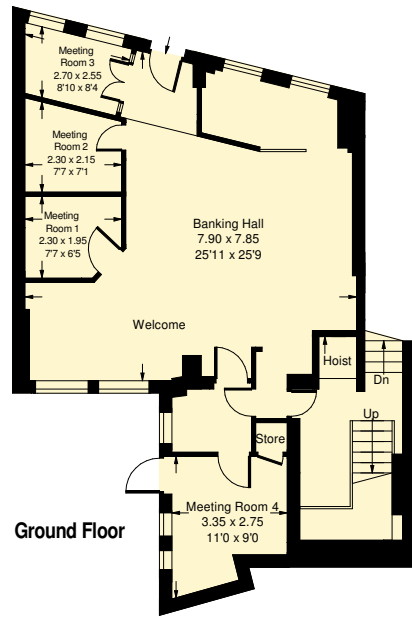
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High Street, W3

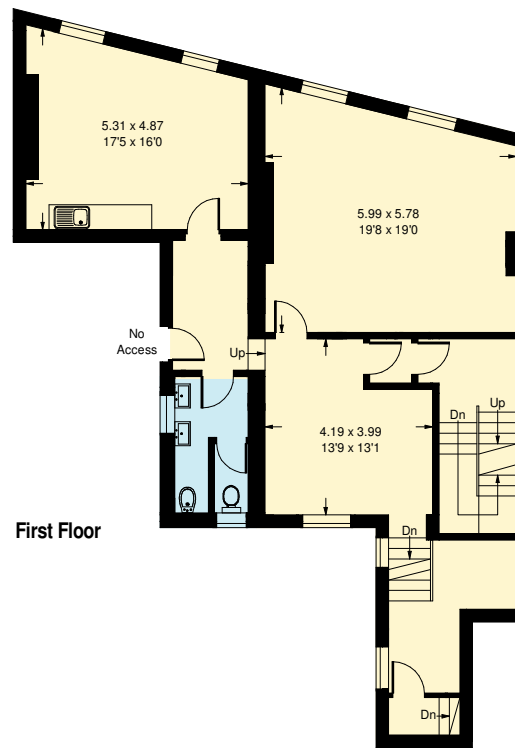
Approx Gross Internal Area = 404 sq m / 4349 sq ft
 Basement = 71.4 sq m / 768 sq ft
 Total = 475.4 sq m / 5117 sq ft



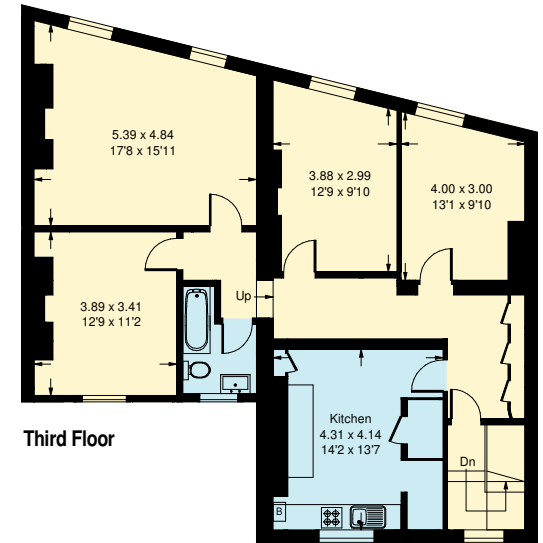
Basement



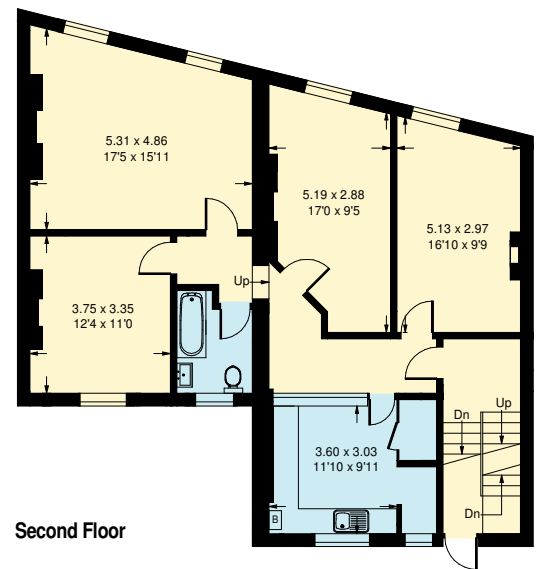
Ground Floor



First Floor



Third Floor



Second 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.