

FOR SALE

GROUND FLOOR COMMERCIAL UNIT WITHIN NEW DEVELOPMENT



Acton Square, 24 The Vale, London, W3 7RR

1,498 sq. ft.
(139.2 sq. m.)

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Location

Acton Square is situated fronting The Vale, Acton, which is a well-established retail and residential area.

The property benefits from transport links with Acton Central and Acton Mainline which are less than 15 minutes' away.

The M3 and M4 motorways are approximately 6 miles distant, giving good access to the M25 and the national motorway network.

Central London is approximately 6 miles to the east, and Heathrow Airport approximately 11 miles to the west.



East Acton (District/Overground)	1.0 mile
Acton Mainline (British Mainline)	1.0 mile
White City (District/Overground)	1.7 miles
Acton Central (British Mainline)	1.8 miles



A40 - Westway	0.7 miles
A4 - Great West Road	2.0 miles
M4 - Brentford (Junction 2)	2.6 miles
Heathrow Airport (Terminal 4)	11.3 miles

The Property

The ground floor commercial unit is situated within Capon Court (Building 1), a new residentially led development by Bellway Homes.

The property has been fitted-out as a show suite, providing accommodation for sales staff, a kitchen, WC, together with a showroom area which has been designed to show the finishes of the apartments within the Acton Square development.

Accommodation

The property comprises the following approximate gross internal floor areas: -

Unit	Area sq. ft.	Area sq. m.
Unit 1	1,498	139.2



Amenities

The property offers the following amenities: -

- Main road frontage
- Large ground floor window frontage
- Spot lighting
- WC provisions
- Kitchen

Guide Price

The ground floor commercial unit is available for sale upon a 999-year lease at a peppercorn rental, if demanded.

Guide price: Offers in excess of £500,000.

VAT

The property has been elected for VAT therefore VAT will be payable on the purchase price.

Use

We understand the unit has the following uses consented: -

A1, A2, A3, A4, A5, B1

(D1 & D2 might be considered subject to planning permission).

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Service charge

An estate service charge applies, which equates to approximately £0.84 per sq. ft. (£1,259.41 per annum).

EPC

Available from the agents.

Rates

To be assessed – further details available from the agents.

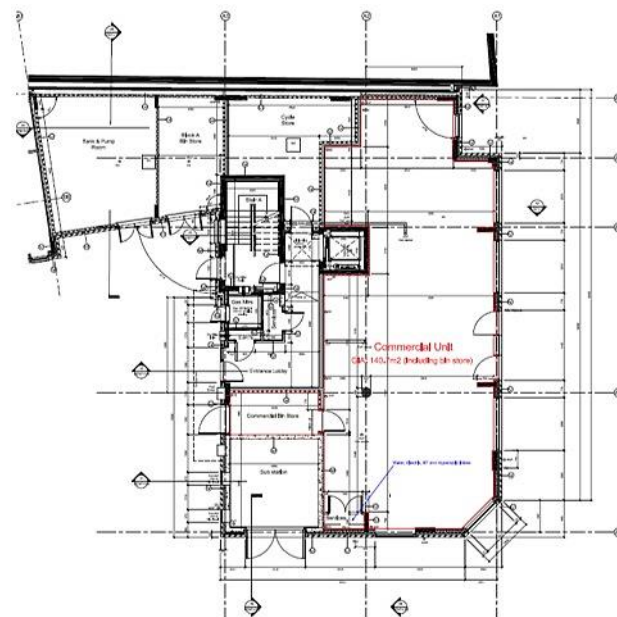
All applicants are advised to make their own enquiries through the London Borough of Hounslow billing authority.

Legal Costs

A contribution towards legal costs will be sought.

Viewing

Strictly through prior arrangement with joint sole agents Vokins (Tel: 020 8400 9000) and Taylor Wilcox (Tel: 0207 274 9000).



Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars.