

London W3 – 193/195 High Street, Acton W3 9DD  
Virtual Freehold Retail Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



193-195



**MLECZKO DELIKATESY**



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Traditional  
Polish Food

- Dairy
- Bread
- Salads
- Sausages
- Alcohol
- Fresh Meat

Tradycyjne  
Polskie Jedzenie

- Nabiał
- Pieczywo
- Sałatki
- Wędliny
- Alkohol
- Świeże Mięso



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MINI CARS

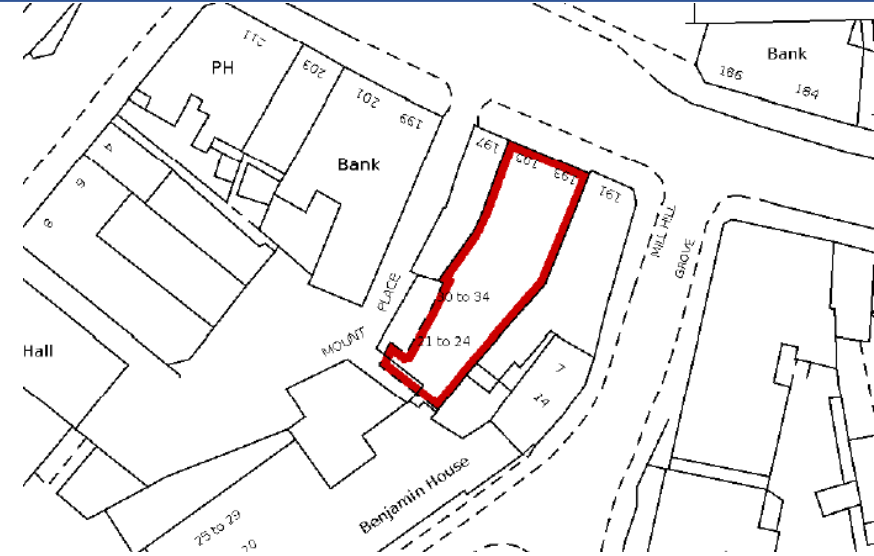
# London W3 – 193/195 High Street, Acton W3 9DD

## Virtual Freehold Retail Investment



### Investment Consideration:

- Purchase Price: £1,300,000
- Gross Initial Yield: 6.08%
- Rental Income: £79,000 p.a.
- Let to Mleczko Delikatesy Limited until 2035, no breaks
- Rent reviews in February 2025 and 2030. Open market upward only
- VAT is NOT applicable to this property
- In same ownership for 15 years
- Comprises large double fronted ground floor shop t/a supermarket
- Situated between Acton Central and Ealing Common Stations, with occupiers nearby including Morrisons, Lidl, Restaurants, Takeaways, Pharmacy and more.



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 193/195 (Ground Floor)	Retail Shop: 280 sq m (3,013 sq ft) Open plan retail, storage, office, WCs	Mleczko Delikatesy Limited t/a Polish Delicatessen Supermarket	20 Years from 11 February 2015	£79,000	Note 1: FRI Note 2: Rent review in February 2025 and 2030 open market upward only Note 3: No breaks

\* - Mleczko Delikatesy has 14 branches across London and Reading. The company reported turnover of £31,842,000 and a total net assets of £7,654,000 for the year ending December 2021.

Total £79,000

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### Property Description:

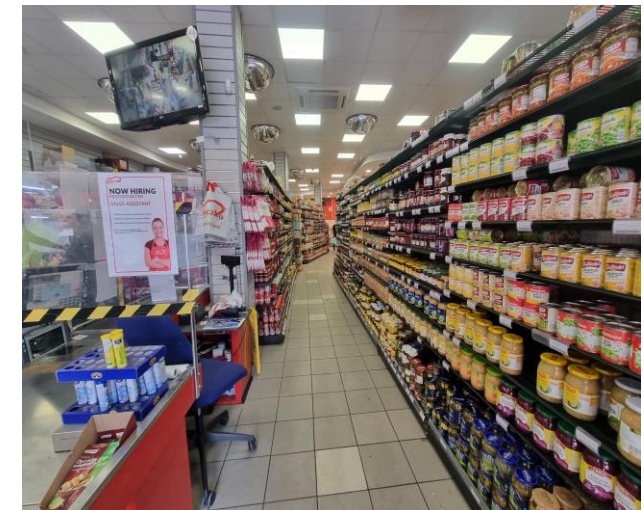
The property comprises large double fronted retail premises t/a Polish delicatessen supermarket. The property benefits from rear access and provides the following accommodation and dimensions:

Ground Floor: 280 sq m (3,013 sq ft)

Open plan retail, storage, office, WCs

### Tenure:

Long Leasehold. Held on a 999 Year lease from 21<sup>st</sup> July 2000 at a ground rent of peppercorn.



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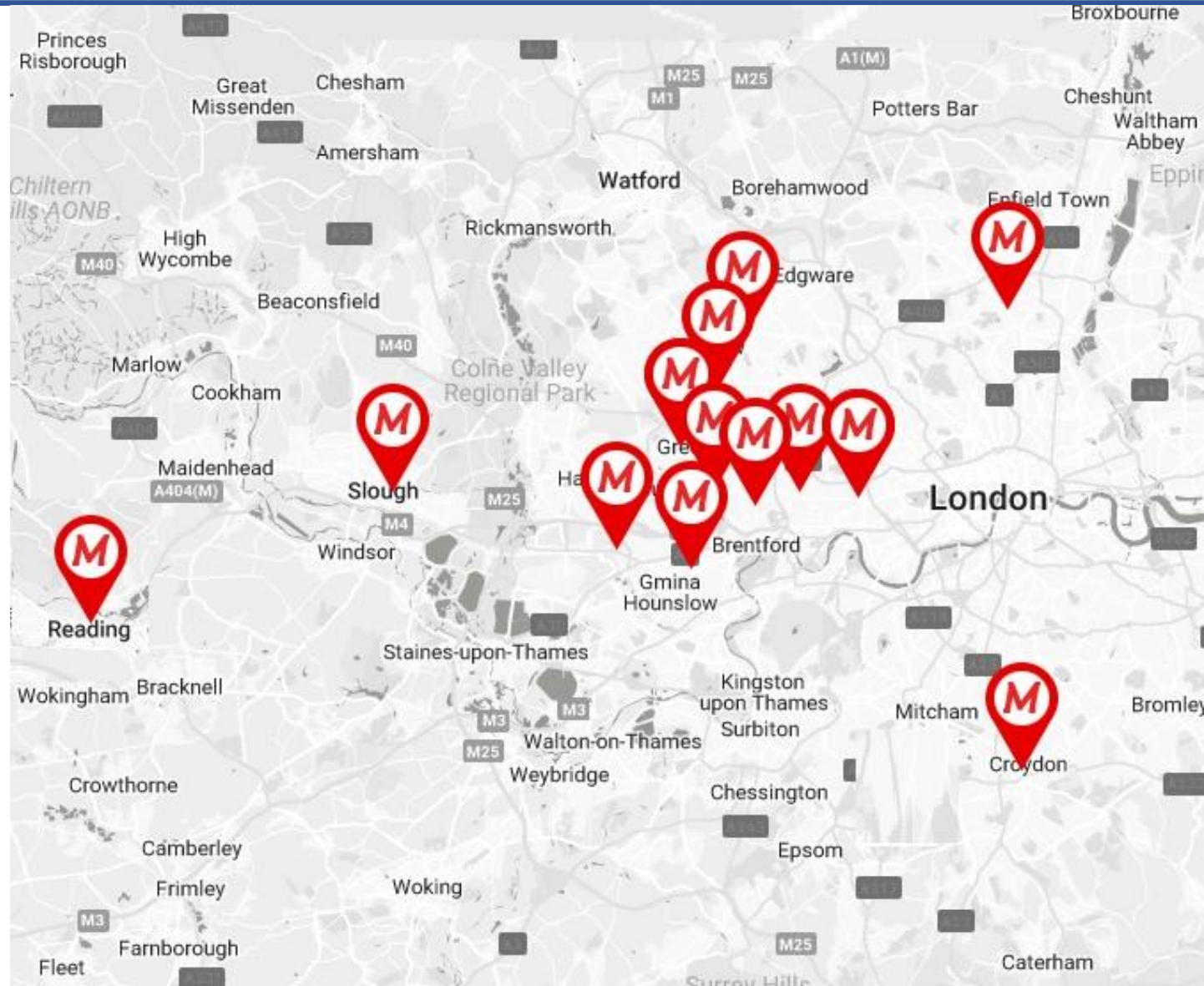


### Tenancy:

The property is at present let to Mleczko Delikatesy Limited for a term of 20 years from 11<sup>th</sup> February 2015 at a current rent of £79,000 per annum and the lease contains full repairing and insuring covenants. Rent review in February 2025 and 2030 open market upward only. No breaks.

*Mleczko Delikatesy has 14 branches across North, South and West London and 1 Branch in Reading. The company reported turnover of £31,842,000 and a total net assets of £7,654,000 for the financial year ending December 2021.*

*For more information please visit their website: <https://mleczkodelikatesy.com/>*



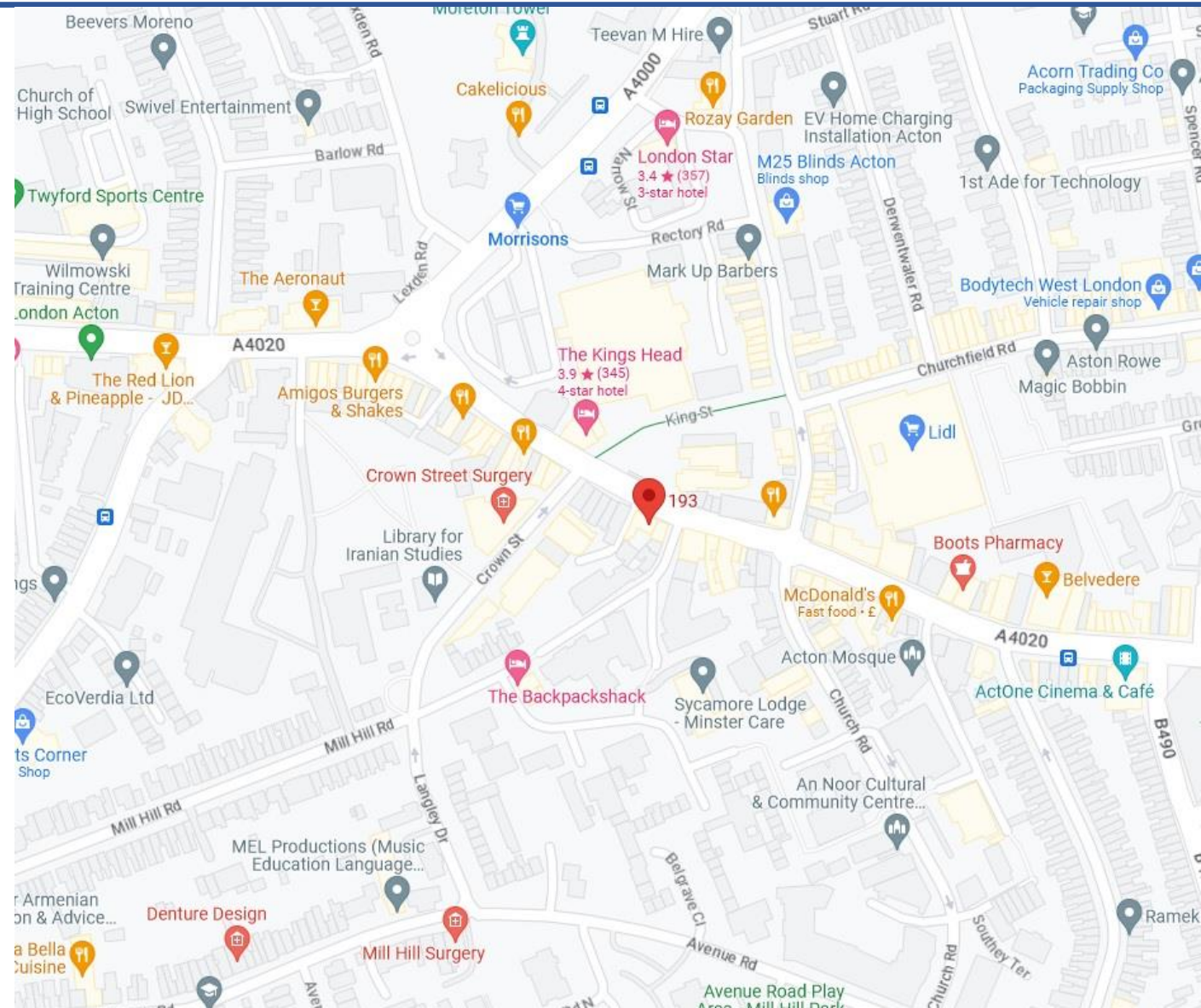
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### Location:

Acton is a town and area in west London, England, within the London Borough of Ealing. It is 6.1 miles (10 km) west of Charing Cross. The recently refurbished 'Mount' on Acton High Street hosts a Market on Thursday, Friday and Saturday. Acton's library, swimming baths (built in 1904) and Town Hall are examples of tall Victorian municipal buildings that can be found along the High Street. The property is conveniently located between Acton Central and Ealing Common Stations, with occupiers nearby including Morrisons, Lidl, Restaurants, Takeaways, Pharmacy and many more.



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### Contacts:

To schedule viewings and request further information, please contact Joseph Bachman or Justin Stewart.



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# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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