

Shaw
& Co
ESTATE
AGENTS

SHADI FOOD CENTRE

أسواق
شادي



FRESH FRUIT & VEGETABLES
GROCERY & BAKERY
لحوم حلال طازجة
فواكه و خضروات طازجة
مواد غذائية عربية و شرقية



ASKING PRICE
£399,950
Acton High Street
London, W3 9BY

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& Co

PROPERTY SUMMARY

Triple shop front Business for sale in a prime location!

The leaseholder is selling the business which has a 12 year lease remaining on the premises, The commercial unit is being used as an off-license, meat shop and fast food take-away, the shop is a triple fronted shop converted in too one large unit, with a basement for storage & parking to the rear. Benefiting with 3 different incomes, the shop is currently generating £20,000/£25,000 in sales per week.

The shop also comes with an alcohol license, however the current leaseholder is not selling alcohol.

The business will be sold with all stock and furnishing. Sold as seen.

The current rent is £55,000 Per Annum and the business rates are £1,200 per month.

The commercial shop is located on a prominent corner plot on Acton High Street, With plenty of customers visiting the shop throughout the day and night, bus links in to Shepard's Bush & Ealing Broadway, close to Acton Central, Acton Town & Acton Main Line Stations.

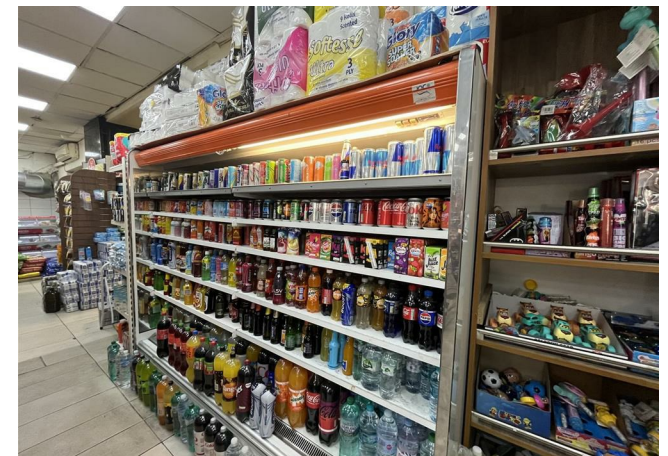
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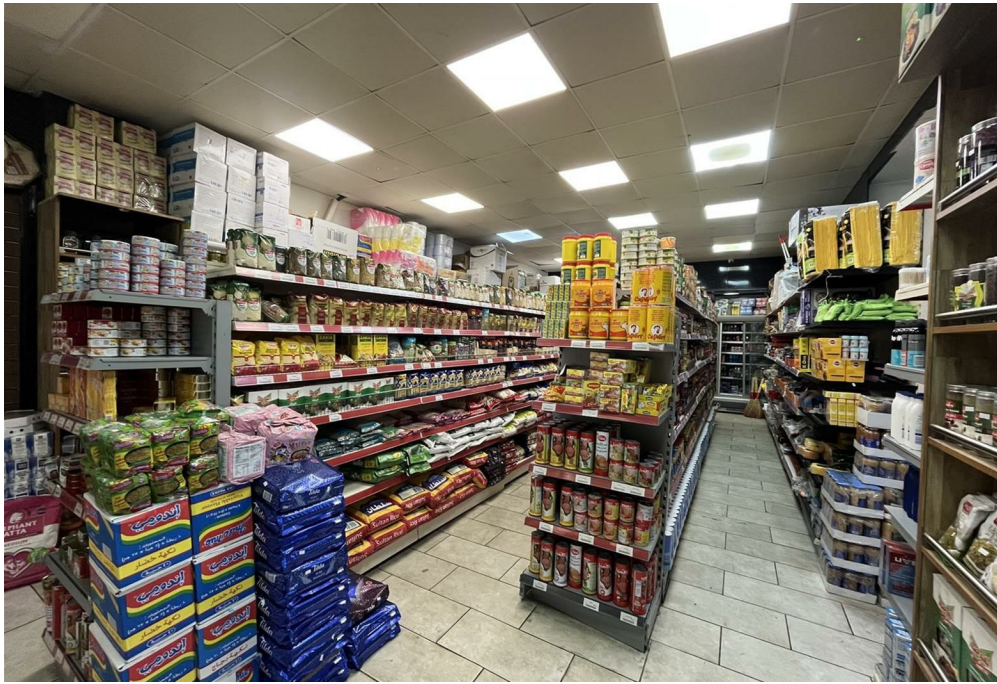


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LOCAL AUTHORITY

TENURE

Leasehold

COUNCIL TAX BAND

Exempt

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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OFFICE ADDRESS
Whitton
Twickenham
TW2 7LT

OFFICE DETAILS
0208 894 3646
whitton@shawandcoestates.com