Location:

Horn Lane is located close to the amenities of Acton. It is within easy reach to Acton Central Station and Acton Town Station.

Key points:

- Freehold Building
- Planning permission
- Fully Let building
- Two parking spaces

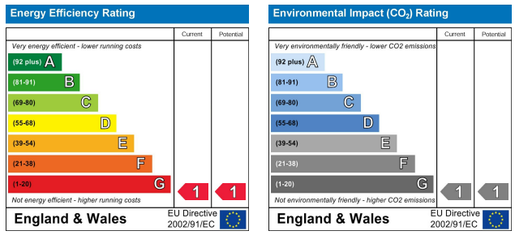
Do Better:

Acton
sales@astonrowe.co.uk

57-59 Churchfield Road,
Acton, London, W3 6AY

020 8992 3600







Auction Guide £650,000

Horn Lane, Acton W3 9NJ

- 3 Reception Rooms
- 3 Bedrooms
- 2 Bathrooms



Fully Let Freehold Mixed-Use Investment with Planning Permission for an Additional Residential Unit

Lot 281. For sale via our joint auctioneers Savills Property Auctions on the 9th December with a Guide Price of £650,000.

An opportunity to acquire a fully let freehold mixed-use investment with an immediate value-add development angle. The property currently produces a gross rental income of £46,100 per annum and benefits from full planning permission for the construction of a mansard roof extension, creating an additional self-contained one-bedroom dwelling of 50 sq m. Once the development is completed and the new unit is let, the total rental income is anticipated to increase to approximately £66,500 per annum. Potential for a third story/4th self contained flat STPP.

The existing accommodation comprises:

-Ground Floor Commercial Unit – Let on a 10 year commercial lease from December 2025 with a 5 year break
-Ground Floor One Bedroom Flat – Let on an Assured Periodic Tenancy.
-First Floor Two Bedroom Flat – Let on a Rent Act tenancy.
-Proposed Second Floor / Mansard Flat – Planning permission granted on the 31st July 2024 for a new 50 sq m self-contained one bedroom dwelling.
-Two parking spaces to the rear.

The property is particularly suited to investors/developers seeking an income

The current owner says:

The first floor flat is a Rent Act Tenancy so suitable for experienced investors only

What's better:

Income producing asset currently providing £46,100 per annum with uplift potential









