

# ACTON LONDON W3

150 High Street

W3 6QZ



## GROUND & Basement RETAIL UNIT TO LET (AI USE)

### Location

The premises are situated in an exceptionally busy retailing position adjoining the Oaks Shopping Centre. Occupiers in the shopping centre include Iceland and Netto Supermarket.

Other occupiers within High Street are Superdrug, Costa, McDonald's, Boots, Vodafone



### Description

The Property is arranged on ground floor and basement.

### Accommodation

### Business Rates

150 High Street Acton	M <sup>2</sup>	Sq.Ft
Retail	86.5	931
Basement /storage	70.4	757

According to the Government website the property has a Rateable Value of £ 21,750.00 The UBR for 2015/16 is 48.0p in the £.

### Terms

The premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed. The premises can be available with vacant possession from April 2016.

Rent : **On application – Please contact us**

# 150 High St Acton London W3 6QZ - SHOP TO LET

VAT – Applicable at standard rate

## Plant and Equipment

Please note that none of the equipment or systems in the property has been tested to ensure that they are in working order. Proposed purchasers/lessees are recommended to make their own investigations.

## Legal Costs

Each party to be responsible for their own legal costs

## Viewing

Any weekday from 9.30 am to 5.00pm with prior appointment.

Contact EDDY SHAH – 020 8688 4231

## Joint letting agents

To be advised.

Contact:

EDDY SHAH  
020 8688 4231

Email:

[sdshah@remys.co.uk](mailto:sdshah@remys.co.uk)



### THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor. These Particulars do not form, nor form any part of, an offer or contract. Neither ZK INVESTMENTS nor any of their employees has any authority to make or give further representations or warranties to the property.



## Energy Performance Certificate Non-Domestic Building



150 High Street  
Acton London  
W3

Certificate Reference Number:  
0220-0534-8469-5692-0002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

54

This is how energy efficient the building is.

Net zero CO<sub>2</sub> emissions