



160-162 HIGH STREET LONDON, W3 6RA

£60,000 PER ANNUM
RETAIL UNIT TO LET

- Prominent commercial unit arranged over ground floor and basement, measuring approximately 3,071 square feet (285.4 square metres)
- Located 0.6 miles from Acton Town Underground Station (District and Piccadilly lines) and 0.3 miles from Acton Central (London Overground)
- Offered in shell and core condition, following a reconfiguration of the wider building
- Available with a new lease and no premium
- EPC Rating - C

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Location

The property is located on High Street, in the heart of Acton's thriving town centre, within the London Borough of Ealing. Situated on a busy stretch of Acton High Street, the property benefits from strong local trade. It is surrounded by a diverse mix of established retailers, cafés, restaurants, and essential amenities. Nearby occupiers include McDonald's, Betfred, Dexters, Starbucks, KFH, and Costa Coffee.

The area is well-connected with Acton Town Underground Station (District and Piccadilly lines) 0.6 miles away and Acton Central (London Overground) 0.3 miles away. The area is well served by buses.

Please note all distances given are approximate only.

Description

A prominent commercial unit arranged over ground floor and basement. The property previously traded as a bank. It is offered in shell and core condition, following a reconfiguration of the wider building. The proposed size of the property is broken down as follows:

Ground Floor = 1,686 square feet (156.7 square metres)

Basement = 1,385 square feet (128.7 square metres)

Total = 3,071 square feet (285.4 square metres)

Please note that these sizes given are approximate only and are taken from the planning drawings provided. There may be some variation on these sizes once the build is complete. All interested parties are advised to rely on their own inspection and survey.

Business Rates

2026 Rateable Value: £41,500

UBR (2026/27): 38.2p/£

Rates Payable: £15,853

These figures have been provided by the VOA. All interested parties are advised to make their own enquiries to confirm the accuracy of these figures with the London Borough of Ealing business rates department.

VAT

The property is not elected for VAT.

Terms

The property is available with a new FRI lease at £60,000 per annum exclusive, with further terms to be agreed. All negotiations are strictly subject to contract.

Viewings

Viewings are strictly by appointment through Harston&Co.



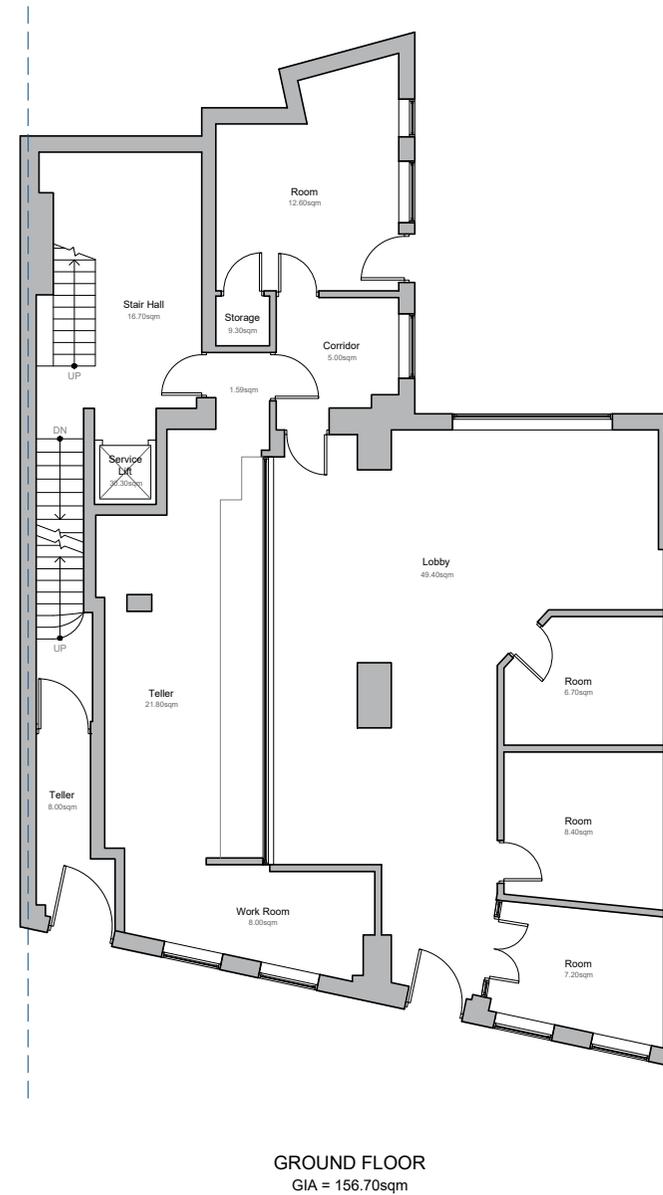
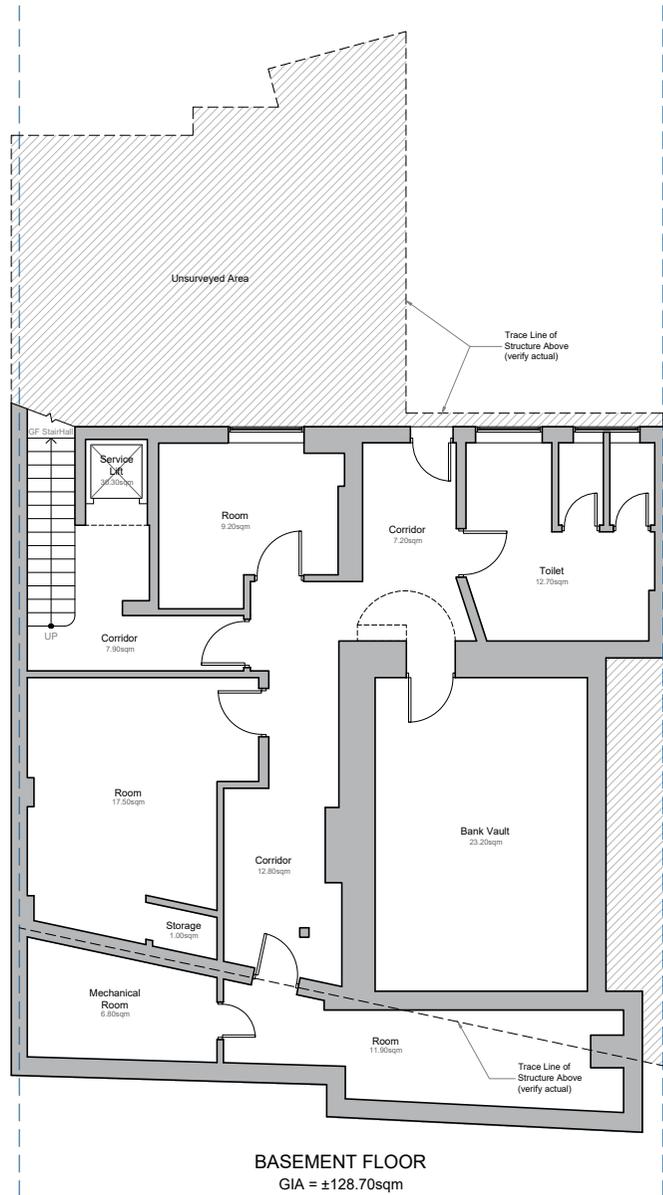
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TOTAL PROPOSED GIA = ±621.80 SQM



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Revision	Revision Date

ADDRESS
160-162 High Street,
London
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SHEET NUMBER:
P001
DRAWING TITLE:
Proposed Floor Plans
DATE: 13/11/2024
SCALE: 1:100 @ A3

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