



## Newsagent Opportunity

Corner Of Osborne/Hanbury Road, Acton Gardens, South Acton, W3

### **New-build long-leasehold premises for use as newsagents**

**1,344 sq ft**  
(124.86 sq m)

- Opportunity to build a strong new community-business
- Heart of Acton Gardens urban regeneration scheme
- Close to Acton Town Underground Station
- Offers in the region of £395,0000

# Newsagent Opportunity, Corner Of Osborne/Hanbury Road, Acton Gardens, South Acton, W3

## Summary

<b>Available Size</b>	1,344 sq ft
<b>Business Rates</b>	To be assessed. Estimated £3psf with Retail Relief.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon Enquiry

## Description

This unit is partially fitted out and comprises painted walls, power, lighting and antico flooring. There is visitor parking and a loading bay directly outside the unit. The unit benefits from a private bin store and rear storage facility.

## Location

The property is located at the corner of Hanbury and Osborne Roads, in the heart of the Acton Gardens regeneration of the South Acton estate. Acton Town tube station (Piccadilly Line) is c. 200m walk. Numerous bus routes run close to the property.

Acton Gardens offers a 52 acre award winning mixed use new development, which has created a vibrant and dynamic community. The development commenced in 2012 and has provided over 1,925 new dwellings so far.

Construction will continue through until 2028 and create approximately 3,500 homes, housing a population of over 10,000. Acton has a thriving population of circa 70,000 and will continue to grow thanks to the urban transformation generated by Acton Gardens.

Acton Gardens is already home to Sainsburys Local, Smile Again Dentistry, Aziz Barbers, First Class Learning, Energie Fitness and a new community Cafe/Restaurant.

## Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
Ground	1,344	124.86	Available
<b>Total</b>	<b>1,344</b>	<b>124.86</b>	

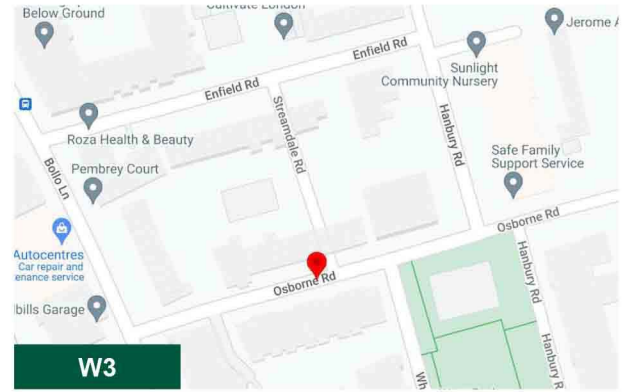
## Terms

For sale on a long-leasehold basis. 246 years approx unexpired at peppercorn rent.

Anti-Money Laundering Regulations - Purchasers will be required to provide identity information so Anti-Money Laundering checks can be undertaken before an offer can be accepted on any property that we are marketing.

## Joint Agents

Jeremy Day  
jd@whitmanandco.com  
07966 810031



## Viewing & Further Information

**Contact: Chris Mackaness**  
**Tel: 07836 210625**  
**Email: [chris.mackaness@randcuk.co.uk](mailto:chris.mackaness@randcuk.co.uk)**

