MEDWAY & LAW
CHARTERED SURVEYORS

Virtual Freehold For Sale

Size 4,790 sq ft

187 - 189 High Street
Acton
London
W3 9DJ

Price
Offers in the region of
£1,625,000

* Prime Acton High Street
* Double frontage corner unit
* New letting to Anytime Fitness
* Virtual freehold (999 years from 2001)
* Net effective yield 6.91% (based on 6.8% purchase costs)

LEISURE INVESTMENT

Misrepresentation Act 1967
These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is no way guaranteed

Location

187-189 High Street, Acton occupies a high-footfall location directly opposite Morrisons. The property benefits from excellent visibility alongside major occupiers including KFC, Subway, McDonald's, and German Doner Kebab.

Nearby transport links include Acton Central (Overground) and Acton Town (Piccadilly & District lines) stations which are within short walking distance.

Description

The property comprises of a self-contained double retuned frontage onto Acton High Street and is configured over the ground and basement.

The premises is currently set up as a gym which is occupied by Anytime Fitness who have recently

Tenancy Details

Foor	Tenant	Lease	Rent (£ pa)	Rent Review Date	Break Option	Net Effective Yield
Ground and Basement	Fitness by Me Limited trading as Anytime Fitness (Franchise)	15 year lease from September 2025	£120,000	5 yearly rent reviews based on CPI increase capped and collared at 1-4% per annum.	10 year tenant only	Based on 6.8% purchase costs. 6.91%

Lease Terms

The property is being sold with a 15 year lease in place from September 2025.

Offers in the region of £1,625,000 are sought for the freehold interest, 999 years from 2001.

Floor Areas

Ground Floor	3,315 sq ft
Basement Floor	1,475 sq ft
Total	4,790 sq ft

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Viewings strictly by appointment with sole agents, Medway & Law:

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