

# **20-24 ACTON HIGH STREET**

LONDON W3 6LJ

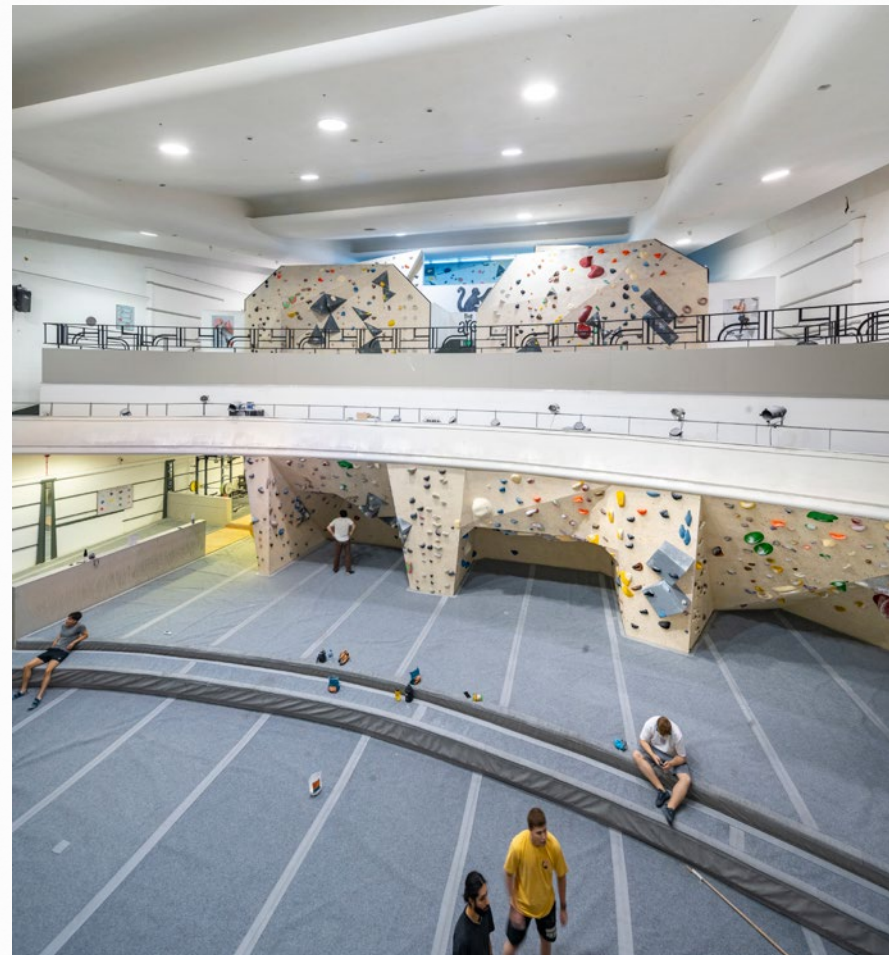
UNIQUE ART DECO BUILDING AVAILABLE TO BUY OR LET  
SUITABLE FOR A WIDE RANGE OF USES

**19,495 SQ FT (1,811 SQ M)**



# Overview

- **Three-storey freehold building** benefiting from Class E, formerly a bingo hall, totalling approximately **19,495 sq ft (1,811 sq m) GIA**
- Acton is a popular West London suburb located between Chiswick and Ealing, **6 miles west of Central London**
- The property is within walking distance of **Acton Central station** (London Overground) which provides direct links into **London Paddington (35 minutes)**
- The building is situated on the north side of Acton High Street
- The building offers an **excellent redevelopment opportunity** subject to planning permission
- The **Oaks Shopping Centre**, a short distance from the site, includes occupiers such as **Lidl, Boots** and **The Gym Group** amongst many others
- Acton High Street has a blend of local and established national occupiers including **McDonald's, KFC, Subway, Costa** and **Boots Pharmacy**
- **For rent or sale** subject to vacant possession



# Description

The property is a prominent Grade II listed Art Deco building, situated in a prime position on Acton High Street

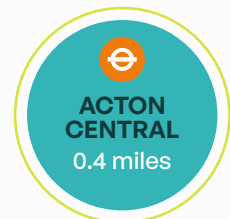
Formerly a cinema, the historic building has been converted into a climbing centre and the building now features a competition wall, training area and traverse wall. The property has high street frontage, a double height auditorium with a balcony accessed via a double height foyer, with a staircase and curved ceiling.



# Location

Acton is a highly sought-after residential suburb in West London, situated within the Borough of Ealing. It is conveniently located approximately 1.8 miles to the north of Chiswick, 1.4 miles to the east of Ealing, 2.7 miles to the west of Shepherd's Bush, and 5.5 miles to the west of Central London.

Acton boasts outstanding public transportation options, thanks to its extensive network of Underground, Overground, and Elizabeth Line stations. These stations, including Acton Central (London Overground) at a mere 0.4 miles, Acton Town Underground (Piccadilly & District) at 0.8 miles and Acton Main Line (Elizabeth Line) just 1 mile away, offer convenient connections to key destinations such as King's Cross St Pancras and Tottenham Court Road. Additionally, the road infrastructure is excellent, with the A406 granting direct access to the M1 motorway, while the A40 provides convenient routes to Central London in the east and Heathrow Airport in the west.

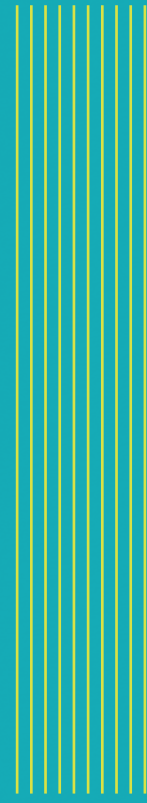


# Situation

The property is located on Acton High Street, approximately 0.4 miles away (an 8-minute walk) from Acton Central station, which is served by the London Overground. Acton High Street is populated by multiple bus stops offering services to various destinations, including South Kensington, Hammersmith, Uxbridge, Chiswick, Gunnersbury and Southall.

The Oaks Shopping Centre is a short distance from the property and hosts national retailers such as Lidl, Boots, The Gym Group, Poundland, and numerous others.





# Accommodation

The property is arranged across ground and three upper floors.

The property comprises the following approximate floor areas:

Level	sq ft	sq m
Third	1,099	102.1
Second	3,533	328.2
First	6,317	586.9
Ground	8,546	793.9
<b>Total GIA</b>	<b>19,495</b>	<b>1,811.1</b>

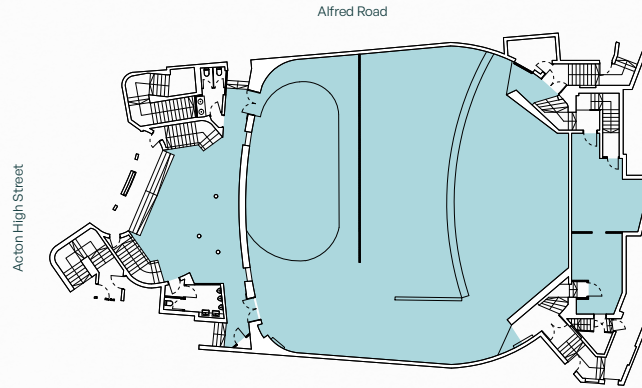


For indicative purposes only.  
Not to scale.



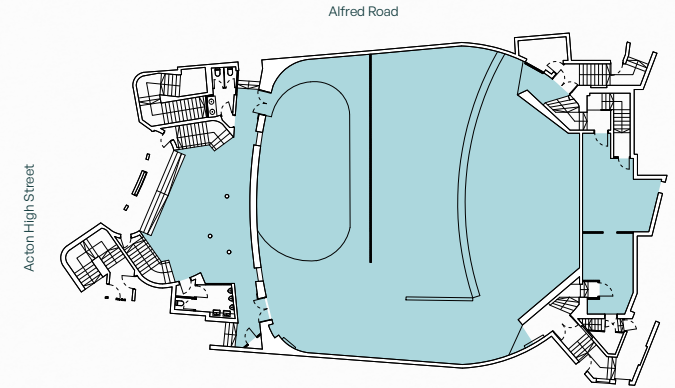
## Ground Floor

8,546 sq ft • 793.9 sq m



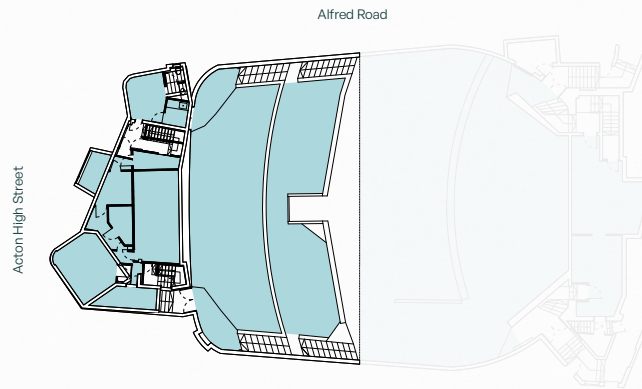
## First Floor

6,317 sq ft • 586.9 sq m



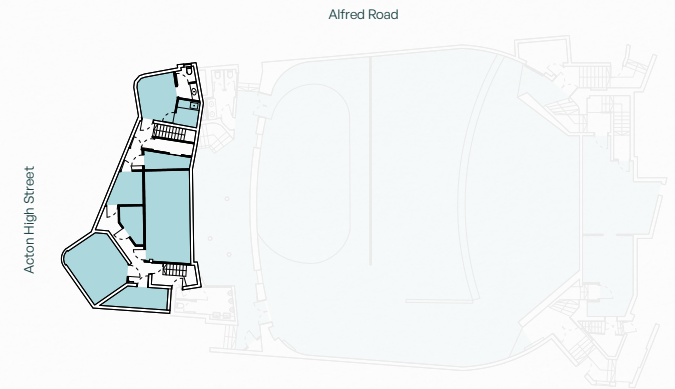
## Second Floor

3,533 sq ft • 328.2 sq m



## Third Floor

1,099 sq ft • 102.1 sq m



# Alternative Use Strategy

There is a strong precedent of change of use and successful conversion of similar former cinema buildings from the 1930s around London

Based on location and the structure of the premises, it is ideally suited to residential conversion, with divisible interior space and optionality for gardens in the rear.

## Isleworth Studios

Originally an Odeon cinema and subsequently converted to a film studio in 1957.

Ceased operations in 2001 and was converted into a development of 36 flats, offices and business centre in 2003.



## The Regal, Streatham

A prominent cinema in Streatham built in 1938, which ceased operation in 2000. The front section of the cinema received Grade II listed status.



## Granada Theatre, Clapham

Originally a theatre between 1930 and 1980. It became a Gala Bingo in 1991, operating for 6 years before closing in 1997.

The site was awarded Grade II\* status, so original façade was maintained and apartments were added on top in the early 2000s.



## Gala Bingo Hall, Kingston

Kingston Gala Bingo Hall, originally a cinema built in the 1930s. Grade II listed, and acquired by CNM Estates. Plans still in the proposal stage, but designs shared for a boutique cinema, restaurant, children's play & education centre and a Heritage Display area.







## Further Information

### Terms

The property is available for rent or for sale subject to vacant possession.

### Sale

Freehold.

### Leasehold

The property is available by way of a new lease for a term to be agreed.

The lease is to be contracted outside of the security of tenure provisions of the Landlord and Tenant Act 1954 Part II as amended.

### VAT

The property is elected for VAT.

### Price

£3,500,000 (£179 per sq ft).

### Rent

£210,000 per annum exclusive (£10.77 per sq ft).

### Planning Use

All uses within Class E and Sui Generis planning consent will be considered.

### Business Rates

The rateable value of the property is £201,000 as of 1 April 2023.

### EPC

Available upon request.



# Viewings

Strictly by appointment only  
through joint sole agents:

## Liv England

07530 807 800  
liv.England@levyrealestate.co.uk

## Matt Paulson-Ellis

07867 781 811  
matt.paulson-ellis@levyrealestate.co.uk

## Simon Higgins

07976 266 608  
simon.higgins@levyrealestate.co.uk

## Tino Antoniou

07943 744 534  
tino@rib.co.uk

## Damien Field

07956 125 543  
damien@rib.co.uk

## Nick Sherling

07957 167 786  
nick.s@rib.co.uk



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