



**Price/premium** £50,000

**Rent** £24,000 Per annum

**Size** 1,073 Square feet

**Ref** #3371

## Address

**Address:** 5 Churchfield Road

**Postcode:** W3 6BH

**Town:** Acton

**Area:** London

## Location

Situated on vibrant Churchfield Road, close to Acton Central Station, Acton Park and approximately 1.15 miles to the A406 and 1.44 miles to the A40, providing excellent road connections to the M4 motorway. Good local transport links with Acton Main Line (Elizabeth Line) and Acton Town (Piccadilly Line) nearby (15 min walk) plus multiple bus routes.

## Description

A fantastic opportunity to acquire this attractive and beautifully presented patisserie and coffee shop, offered for sale as a going concern.

Our client is seeking premium offers in excess of £50,000 for the lease, fixtures, fittings and goodwill, presenting an excellent opportunity for an owner-operator or investor looking for a turnkey venture.

The premises extend to approximately 395 sq ft and provide seating for 17 covers internally, with additional outside space accommodating approximately 4–6 covers. The unit is immaculately presented throughout and ready for immediate trading, there is a license in place until 10pm although current trading hours are 7am until 6pm, so the business has scope to expand hours to drive additional income .

An added benefit is the substantial basement space measuring approximately 678 sq ft, comprising multiple store rooms, WC facilities and a private office — offering excellent storage and operational flexibility.

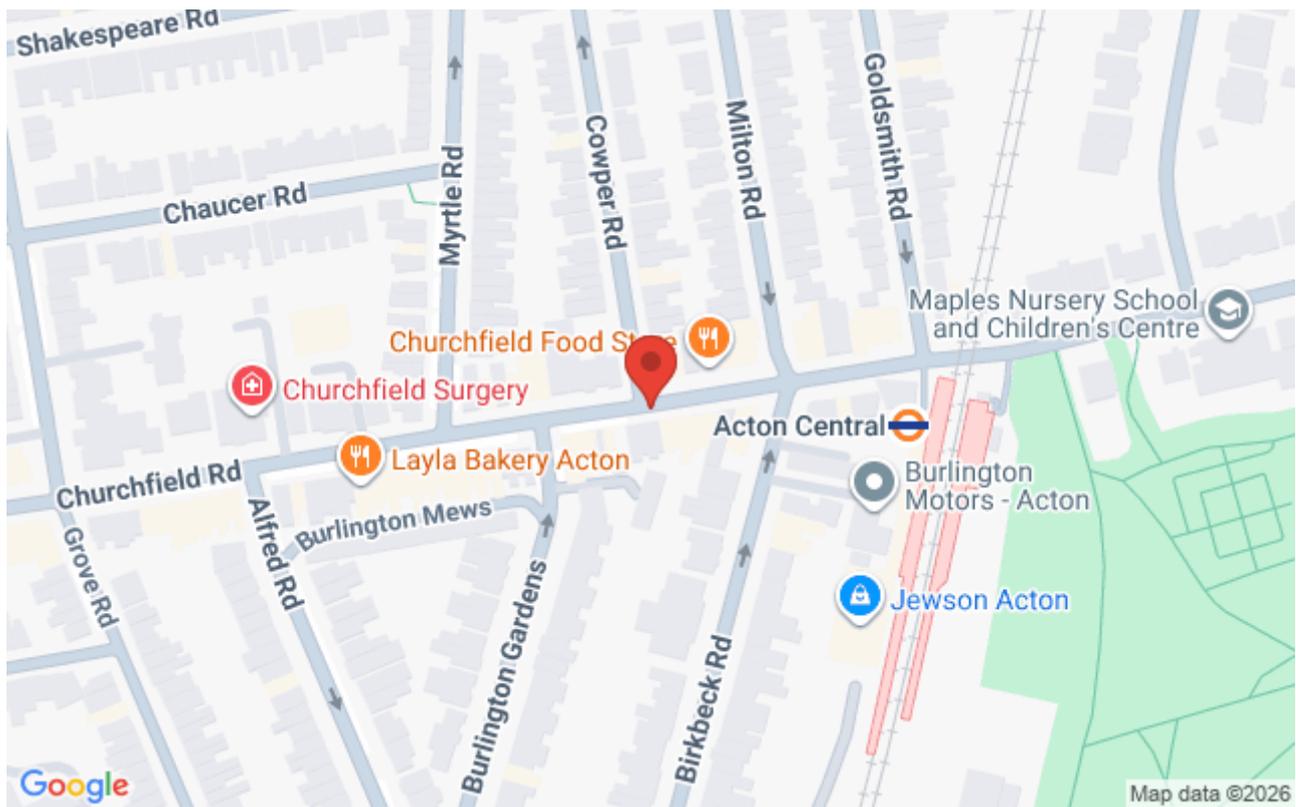
Ideally positioned on Churchfield Road, just moments from Acton Central Station, the property benefits from strong footfall and is surrounded by a vibrant mix of independent shops, restaurants, cafés and local businesses.

Early enquiries are highly recommended to fully appreciate this exceptional opportunity.

## General Information

<b>Tenure:</b>	Leasehold
<b>Price/premium:</b>	£50,000
<b>Rent:</b>	£24,000 Per annum
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	The VOA website states a RV of £15,250 from the 1st April 2026, payable at the prevailing rate.
<b>Lease details:</b>	Existing lease with approximately 3 years remaining. No rent reviews due.
<b>Trading hours:</b>	Monday- Sunday 7am- 6pm.
<b>Employees:</b>	3 full time staff

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.





