



SMALL WORKSHOP TO LET WITH FORECOURT FOR PARKING
TO LET £14,400 PER ANNUM
REAR OF 104 SHEPHERDS BUSH ROAD, LONDON, W6 7PD





- APPROX. 306 SQ. FT. (28.43 SQ. M.) OVER GROUND FLOOR
- WORKSHOP UNIT (CLASS E) IN AFFLUENT BROOK GREEN
- FORECOURT WITH SPACE FOR ONE VEHICLE
- PRIVATE LOCATION BEHIND POPULAR GAILS CAFE

Location

The property is located within a small service yard environment to the rear of the Gails in Shepherds Bush Road. It is situated beyond the main high street in a private enclave, accessed through a metal gate via Batoum Gardens. The area is affluent, with Shepherds Bush Road offering diverse commercial parades with a combination of independent and national brands.

Transport links are excellent, with Hammersmith Station (District, Piccadilly, Hammersmith & City and Circle Lines) within walking distance, providing direct access to Central London and Heathrow. Shepherds Bush Station and Underground (Central Line) is also nearby, offering further connectivity. Numerous bus routes also serve the road.

Description

The premises is a ground floor workshop unit with a fully glazed frontage and a single access door that is protected externally with a shutter. It was formerly trading as a candle supplies shop, and would suit a range of uses, including retail, art/crafts, storage, small-scale manufacturing or other similar light industrial operations. There is a private forecourt suitable to park a vehicle off-road.

The unit would lend itself to small businesses or those existing and looking for additional storage space.

User

We believe the premises fall under Class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

EPC

A new EPC has been commissioned and will be available shortly.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Location	Sq M	Sq Ft.
Ground Floor	28.43	306
Total	28.43	306

Rent

£14,400 per annum, exclusive of VAT and other outgoings.

Terms

A new effectively full repairing and insuring lease, for a term to be agreed, subject to upward only rent reviews.

Rateable Value

To be confirmed.

Local Authority

London Borough of Hammersmith & Fulham.

Service Charge

There is no service charge currently administered and repairs are dealt with on an ad hoc basis. The landlord reserves the right to implement a service charge.

Legal

Each party to bear its own legal costs.

VAT

Not applicable.

AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

Important Notice

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Viewing

By appointment only via landlord's/sellers sole agent: Willmotts Chartered Surveyors – 020 8748 6644.

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