



CORNER UNIT (CLASS E) ON BUSY, AFFLUENT LOCAL PARADE
TO LET £40,000 PER ANNUM
134 SHEPHERDS BUSH ROAD, LONDON, W6 7PB





- APPROX. 1,332 SQ. FT. (123.74 SQ. M.) OVER GROUND AND BASEMENT
- PROMINENT, VISIBLE CORNER UNIT WITH RETURN FRONTAGE
- AFFLUENT LOCAL PARADE IN BROOK GREEN
- CLASS E - VARIOUS USES CONSIDERED

Location

The property occupies a highly prominent corner position in the heart of the affluent Brook Green in West London. Shepherds Bush Road is a busy and well-connected thoroughfare linking Hammersmith to Shepherds Bush. There is a diverse mix of independent and national operators in the locality.

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 are arranged over ground and basement levels. The shop frontage is fully glazed, with a return frontage along Lena Gardens. There is a spacious, visible front sales area over ground floor and a staircase on the left hand side accessing the basement. The basement is largely open plan, with two sets of toilets, a staff area and a kitchenette. There is an additional access door directly into the basement from Shepherds Bush Road, adjacent to the neighbouring unit.

The unit was formerly trading as a Kinleigh Folkard and Hayward (estate agency) and would suit a variety of business operations and occupies a highly visible position in the road.

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		40.13	432
Basement		83.61	900
Total		123.75	1,332

Rent

£40,000 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

We believe the current Rateable Value is £41,000; however, interested parties should make their own enquiries of the VOA to confirm this and the rates payable.

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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