

**3 THE GRAMPIANS
SHEPHERDS BUSH ROAD
LONDON
W6 7LN**



**SHOP UNIT (CLASS E) AVAILABLE ON A NEW LEASE
APPROX. 200 SQ. FT. (18.58 SQ. M.) – NO PREMIUM
0.3 MILES FROM GOLDHAWK ROAD UNDERGROUND STATION**

TO LET

Location:

The property is situated on the busy Shepherds Bush Road close to its junction with Sulgrave Road. It is positioned just south of Shepherds Bush Green and is within 0.3 miles of **Goldhawk Road Underground** (District Lines). It is 0.8 miles from the Great West Road (A4) which is a major arterial route out of central London and towards Heathrow. There is a bus station directly outside the premises, involving the 295 and 220 routes towards Clapham Junction and Wandsworth.

Description:

The unit comprises a single commercial unit on the ground floor of a mixed-use but predominantly residential block. Formerly used as an estate agent, it provides a small trading space which would suit various use types including offices.

Accommodation Schedule:

Floor	Net Internal Floor Area
Ground	200 sq. ft. / 18.58 sq. m.
Total	200 sq. ft. / 18.58 sq. m.

User:

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

Rateable Value:

We are advised by the VOA website that the property has a Rateable Value of, £9,000; however, interested parties should make their own enquiries of the rates payable.

EPC:

An EPC has been commissioned and will be available shortly.

Legal Fees:

Each party to bear its own legal costs.

VAT:

Not applicable.

Terms:

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

Rent:

£15,000 per annum exclusive of other outgoings.

Viewings:

Strictly via prior agreed appointment by sole agents Willmotts.

Contacts:

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