

# 114 UXBRIDGE ROAD LONDON W12 8AA



**LONG LEASEHOLD COMMERCIAL UNIT (CLASS E) FOR SALE  
FULL VACANT POSSESSION  
PRIME CORNER POSITION WITH RETURN FRONTAGE  
OPPOSITE SHEPHERD'S BUSH GREEN**

**OFFERS INVITED IN THE REGION OF £535,000**

Willmotts (Ealing) Ltd. Registered Office, 12 Blacks Road, London, W6 9EU. Registered in England No. 3345586  
Willmotts Bristol, 13 Orchard Street, Bristol, BS1 5EH & Willmotts Mayfair, 121 Park Lane, London, W1K 7AG

Building Consultancy & Surveying, Commercial Agency, Commercial Management,  
Commercial Investment, Professional Valuations, Residential Lettings, Residential  
Sales, Residential Management, Service Charge & Estate Management

**Location:**

The property is situated on the eastern end of the busy Uxbridge Road (A4020) opposite Shepherd's Bush Green and at its junction with Caxton Road. It occupies an end-of-terrace corner position in a parade of mixed-use buildings comprising of predominantly of local restaurateurs and retailers on ground floor, and residential flats on the upper parts. Notable operators nearby include Boots, KFC, McDonald's, Nationwide Bank and Starbucks. **Shepherd's Bush Underground** (Central Line) and Shepherd's Bush Station (Southern Railway and Overground Lines) are 0.1 miles east of the subject premises, as well as the A3220 which offers fast vehicular links to the A40 Westway at Ladbroke Grove. The locality also benefits from regular bus services to Willesden Junction, East Acton, Clapham Junction and Wandsworth.

Shepherd's Bush is a vibrant district in West London and is identified as a major metropolitan centre in the London Plan. The premises high-street location provides a strong footfall which is further increased by its locality the world-famous Westfield Shopping Centre, Shepherd's Bush Market and the O2 Shepherd's Bush Empire.

[Location Map \(Please Click\)](#)

[Street View \(Please Click\)](#)

**Description:**

The subject property comprises a commercial unit arranged over ground floor only, forming part of a four-storey end of terrace mixed-use building. It occupies a prime corner position with a substantial return frontage leading down Caxton Road. It benefits from two entrances both with existing shutter systems for security. It was formerly used as a tanning shop and benefits from an electricity supply and existing plumbing facilities.

**Vacant Commercial Accommodation:**

Floor	Gross Internal Floor Area (approx.)
Ground	506 sq. ft. (47.00 sq. m.)
<b>Total</b>	<b>506 sq. ft. (47.00 sq. m.)</b>

**User:**

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

**Rateable Value:**

We are advised by the VOA website that the building has a Rateable Value of £21,500; however, interested parties should make their own enquiries of the rates payable.

**Local Council:**

London Borough of Hammersmith & Fulham.

**EPC:**

The property has an EPC rating of C (60); a copy of the EPC is available upon request.

**Legal Fees:**

Each party to bear its own legal costs.

**VAT:**

We have been verbally advised that the building has been elected for VAT.

**Tenure:**

The premises will be sold on an existing long leasehold of 999 years commencing 29<sup>th</sup> September 2006 with a peppercorn ground rent.

**Price:**

Offers invited in the region of **£535,000** (five hundred and thirty-five thousand pounds).

**AML:**

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from any successful Purchaser.

**Viewings:**

Strictly by appointment only via the landlord's sole agent: Willmotts Chartered Surveyors.

**Contacts:**

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**Commercial Floor Plan:**



(For indicative purposes only – not to scale)

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