

**37 UXBRIDGE ROAD
LONDON
W12 8LH**



**SHOP UNIT (CLASS E) AVAILABLE ON A NEW LEASE
APPROX. 1,225 SQ. FT. (113.80 SQ. M.) – NO PREMIUM
0.1 MILES FROM SHEPHERDS BUSH MARKET UNDERGROUND**

TO LET

Location:

The property is located on the eastern end of Uxbridge Road (A4020), close to its junction with Lime Grove and Shepherd's Bush Green. Uxbridge Road is a vibrant and busy through route, connecting the locality with Ealing and Acton. The premises are well served by other major transport routes, including the A40 (0.9 miles north) and the A4 (1.3 miles south) which provides fast access to Heathrow Airport. Shepherd's Bush Road Market Underground (Circle and Hammersmith & City Lines) is just 200 yards from the property. The World-famous Westfield Shopping Centre is also nearby, and noteworthy operators in the vicinity include Costa Coffee, Subway and Tesco Express.

Description:

The premises occupy a mid-terraced retail parade. The existing accommodation comprises a double fronted unit over ground floor, however a single unit is currently available to lease. The premises benefit from a large sales area at the front, and ancillary storage space with a WC at the rear.

Accommodation Schedule:

Floor	Net Internal Floor Area
Ground	1,225 sq. ft. / 113.80 sq. m.
Total	1,225 sq. ft. / 113.80 sq. m.

User:

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

Rateable Value:

The premises are being reassessed by the Valuation Office Agency; however, interested

parties should make their own enquiries of the rates payable.

EPC:

The property has an EPC rating of B (46). A copy of the EPC is available upon request.

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 every 5th year.

Rent:

£47,500 per annum, exclusive of other outgoings.

Anti-Money Laundering:

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

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