

312 UXBRIDGE ROAD LONDON W12 7UJ



FREEHOLD MIXED-USE INVESTMENT FOR SALE
INCOME PRODUCING 3-STOREY PROPERTY
5-MINUTE WALK TO WESTFIELD SHOPPING CENTRE

OFFERS IN EXCESS OF £675,000

Willmotts (Ealing) Ltd. Registered Office, 12 Blacks Road, London, W6 9EU. Registered in England No. 3345586
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Building Consultancy & Surveying, Commercial Agency, Commercial Management,
Commercial Investment, Professional Valuations, Residential Lettings, Residential
Sales, Residential Management, Service Charge & Estate Management

Location:

The subject property occupies a prime corner position on the busy Uxbridge Road (A4020) at its junction with Armingher Road. Shepherd's bush is a vibrant district in West London and is identified as a major metropolitan centre in the London Plan. Its 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. Uxbridge Road serves a wealth of independent and national restaurants and shops including Costa Coffee, Tesco Express and Co-op. The premises is well-served by existing public transport routes, including **Shepherd's Bush Market Underground** (Circle and Hammersmith & City Lines) (0.3 miles, 5-minute walk) and **White City Underground** (Central Lines) (0.6 miles, 12-minute walk). Numerous busses also pass outside the property.

Description:

The property is built with traditional brick elevations and comprises a mixed-use building arranged over three storeys. It is end of terrace and includes an income-producing commercial unit with a return frontage on ground and basement levels which is currently let to a laundrette. The self-contained residential accommodation is arranged over the second floor and is let on an Assured Shorthold Tenancy. It is accessed via the side of the property on Armingher Road. The first floor flat has been sold off on a long lease.

Commercial Accommodation:

Floor	Net Internal Floor Area (approx.)
Ground	705 sq. ft. (65.49 sq. m.)
Basement	470 sq. ft. (43.66 sq. m.)
Total	1,175 sq. ft. (109.15 sq. m.)

Residential Accommodation:

Floor	Gross Internal Floor Area (approx.)
Second	452 sq. ft. (42.00 sq. m.)
Total	452 sq. ft. (42.00 sq. m.)

Tenancies:

The ground and basement commercial premises are leased to Veeroy Laundry Solutions for a term of 15 years from 24th November 2011, expiring on and including 23rd November 2026. We understand during the 2021 rent review the following stepped rent was agreed:

£20,750 per annum exclusive from 24th November 2021 to 24th November 2022, £22,750 per annum exclusive from 24th November 2022 to 24th November 2023, £24,750 per annum exclusive from 24th November 2023 to 24th November 2024 and £25,500 per annum exclusive in the subsequent years. The rental income averages to **£23,850 per annum over the next 5 years.**

The first floor flat has been sold off on a long lease of 125 years commencing 1st December 1984 with 87 years remaining. The second floor flat is let subject to an Assured Shorthold Tenancy at £1,200 pcm and £14,400 annually. The contractual term is from 1st May 2022, expiring 30th April 2023.

User:

We believe the premises fall under Sui Generis (Laundrette) and C3 Residential Dwellings of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Local Council:

London Borough of Hammersmith & Fulham.

EPC:

The property has EPC rating of B (39). A copy of the EPC is available upon request.

Legal Fees:

Each party to bear its own legal costs.

Tenure:

Freehold, subject to the existing tenancies.

Price:

Offers invited in the region of **£675,000** (six hundred and seventy-five thousand pounds).

VAT:

Not applicable.

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:

By appointment only via landlord's sole agent: Willmotts Chartered Surveyors.

Contacts:

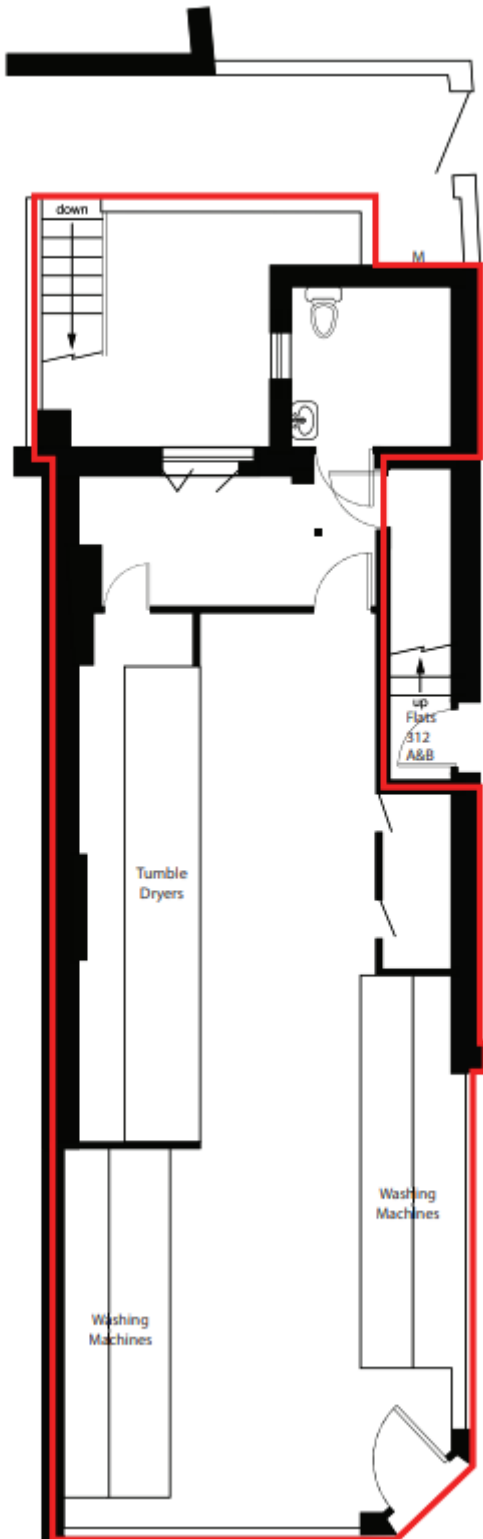
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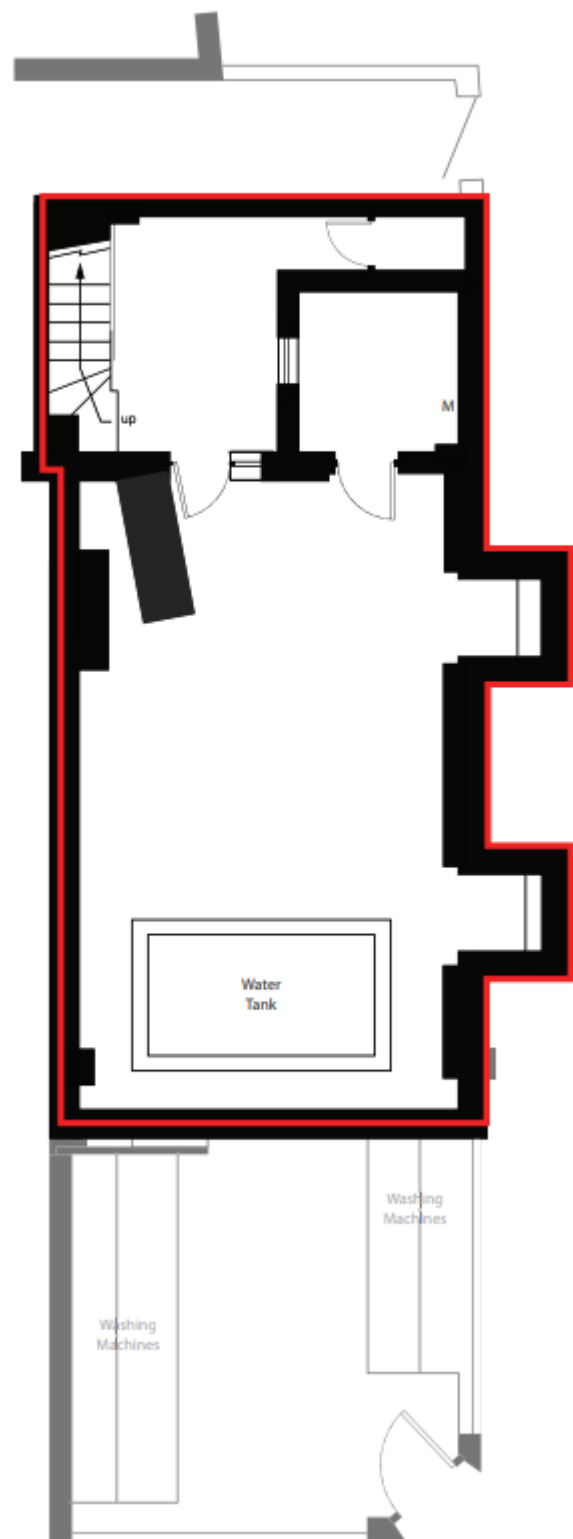
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Commercial Floor Plan:

Ground Floor:

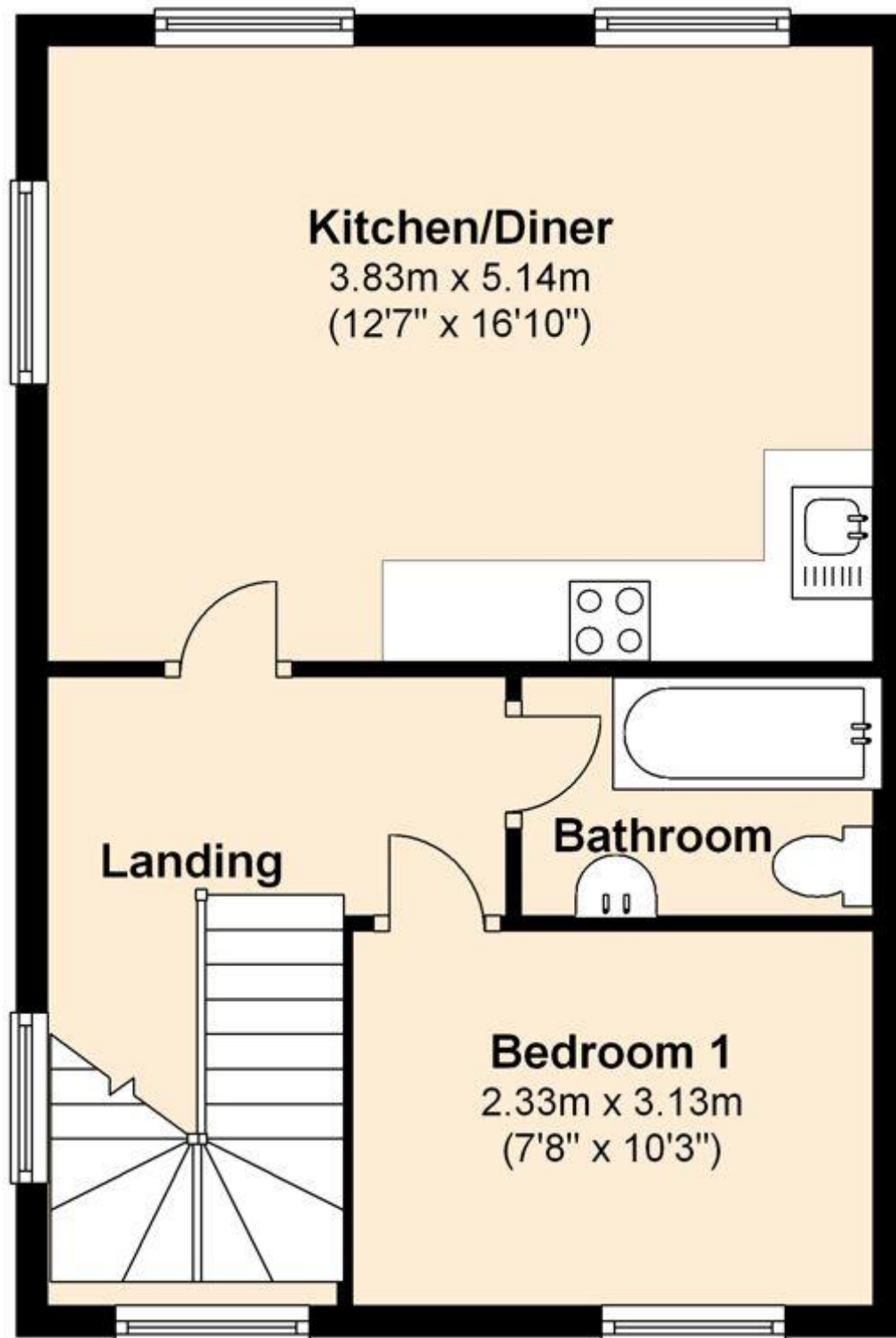


Basement:



(For indicative purposes only – not to scale)

Residential Floor Plan:



(For indicative purposes only – not to scale)

Location Map:



Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor.
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