

**94 SHEPHERDS BUSH ROAD
LONDON
W6 7PD**



**SMALL SHOP TO LET (CLASS E) – NIA 584 sq. ft. (54.25 sq. m.)
GROUND AND BASEMENT
PRIME LOCATION ON SHEPHERDS BUSH ROAD
NEW LEASE – NO PREMIUM**

TO LET

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 property inspected is situated on the western side of Shepherds Bush Road. It is well served by public transport with both Hammersmith Broadway underground (District line & Piccadilly) and Goldhawk Road underground (Hammersmith & City Lines and Circle Line) being within a 5-minute walk. Nearby traders include Gails, Le Petit Citron and Royal Trinity Hospice.

Description:

The premises are accessed from Shepherds Bush Road only and comprise a small retail unit arranged over ground and basement levels. It benefits from a ground floor sales area and a WC/shower room, kitchenette and ancillary storage space in the basement level.

Accommodation Schedule:

Floor	Net Internal Floor Area
Ground	272 sq. ft. (25.26 sq. m.)
Basement	312 sq. ft. (28.98 sq. m.)
Total	584 sq. ft. (54.25 sq. m.)

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 property has a Rateable Value of £14,250; however, interested parties should make their own enquiries on 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:

May be applicable at the prevailing rate.

Terms:

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

Rent:

£25,000 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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