

**2 KINGS PARADE
ASKEW ROAD
SHEPHERD'S BUSH, LONDON
W12 9BA**



**CLASS E SHOP PREMISES ON A POPULAR RETAIL PARADE
775 SQ. FT. (72.0 SQ M)
NEW LEASE – NO PREMIUM**

TO LET

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 premises are located on the eastern side of Askew Road, close to its junction with Goldhawk Road, a main through road linking the property with Shepherd's Bush. The property is well served by public transport, including Stamford Brook and Ravenscourt Park Underground Stations (District Lines) (0.5 miles).

Description:

The property is a former off-license retail store, arranged over ground floor only. It is rectangular shape and holds a strong position within The Parade. It benefits from a rear WC and storage area.

Accommodation Schedule:

Floor	Net Internal Floor Area
Ground	775 sq. ft. – 72.0 sq. m.
Total	775 sq. ft. – 72.0 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, £16,500; however, interested parties should make their own enquiries of the rates payable.

EPC:

The property has a EPC rating of B (48). A copy of the EPC is available upon request.

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 every 5th year.

Rent:

£19,500 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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