



PERIOD MIXED-USE BUILDING WITH DEVELOPMENT POTENTIAL
OFFERS IN EXCESS OF £3,495,000 FREEHOLD
232 – 236 UXBRIDGE ROAD SHEPHERDS BUSH W12 7JD

 **Willmotts**
The Complete Property Service
020 8748 6644

Executive Summary

- FIRST TIME ON MARKET SINCE BEING BUILT
- BUILT BY GEORGE LYFORD CIRCA 1880
- 3 COMMERCIAL UNITS - NIY 8%
- 4 RESIDENTIAL FLATS LET ON AST's
- 1 RENT ACT PROTECTED TENANCY
- 6 GARAGES EN BLOCK
- ERV £231,400
- CURRENT RENT £213,042 pa
- DEVELOPMENT POTENTIAL

Location

The properties are located on the north side of Uxbridge Road close to its junction with Lime Grove Studios. This part of the Uxbridge Road is occupied predominantly by local retailers, and a number of national retailers including a Tesco Local.

The property is located close to Shepherds Bush Market Station which is served by the Hammersmith and City line. As well as Shepherds Bush Station, which is served by the Central Line, which is located a short distance from Shepherds Bush railway station which is served by London Overground.

Shepherds Bush and White City stations close by provide access to the London Underground with services on the Central Line providing frequent services into the West End while Shepherds Bush Market has services on the Circle and Hammersmith&City Lines and Hammersmith Broadway to the south offers access to the Piccadilly and District Lines.

The property is located close to a busy pedestrian thorough fare between public transport links and the Westfield Shopping Centre just north of Uxbridge Road. Westfield Shopping Centre itself is occupied by numerous well known national retailers, restaurateurs, and entertainment providers.



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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3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee.
4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.

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Tenancy & Accommodation Schedule

Commercial									
Property/Unit	Tenant	Lease start date	Lease end Date	Passing rent	ERV	Next Review	NIA	ITZA	
232 Uxbridge Road	Waqas Amjad	02/11/2019	01/11/2039	£ 25,000.00	£ 28,000.00	02/11/2024	961	301	
234 Uxbridge Road	Jorgensen & Turner LLP	25/03/2017	24/03/2027	£ 38,000.00	£ 38,000.00	25/03/2022	1436	542	
236 Uxbridge Road	Lodge Brothers (Funerals) Limited	02/05/2008	04/03/2039	£ 36,700.00	£ 37,000.00	N/A	1381	519	
				£ 99,700.00	£ 103,000.00		3778		

Residential							
Property/Unit	Tenant	Type	Lease expiry	Passing rent	ERV	Beds	Sq. Ft.
232A Uxbridge Road	J Smith and M Wraith	AST	31/07/2024	£ 19,200.00	£ 19,200.00	2	687
234A Uxbridge Road	K Pathak and A Khawaja	AST	31/07/2024	£ 24,000.00	£ 24,000.00	2	730
234B Uxbridge Road	H Rossi, Z Balcombe, B T Jones	AST	31/05/2024	£ 28,800.00	£ 28,800.00	3	878
236A Uxbridge Road	G Smith and C Gibbon	AST	31/08/2024	£ 22,200.00	£ 22,200.00	2	704
236B Uxbridge Road	J M Saunders	Regulated	Unknown	£ 8,892.00	£ 19,200.00	3	1087
				£ 103,092.00	£ 113,400.00		4086

Garages					
Property/Unit	Tenant	Type	Lease expiry	Passing rent	ERV
1	F O'Connor	Agreement	24/03/2021	£ 1,750.00	£ 2,500.00
2	Lodge Brothers	Licence	N/A	£ 1,500.00	£ 2,500.00
3	K Malik	Agreement	01/04/2021	£ 2,000.00	£ 2,500.00
4	Jorgensen Turner	Agreement	14/01/2018	£ 1,666.66	£ 2,500.00
5	Jorgensen Turner	Agreement	31/10/2020	£ 1,666.66	£ 2,500.00
6	Jorgensen Turner	Agreement	31/10/2020	£ 1,666.66	£ 2,500.00
				£ 10,250	£ 15,000.00

Total Rents & ERV's	£ 213,042	£ 231,400.00
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Description

The property comprises a terrace of three adjoining buildings with commercial accommodation on the ground floor, ancillary basement storage and self-contained residential flats above.

The three buildings are of a similar construction all built in the latter part of the 19th century with 9" brick elevations under pitched slate covered roofs. 232 is a four-storey building including the basement. 234 and 236 each have an extra floor at third floor level.

The residential elements are a mixture of 2 & 3 bedroom flats accessed from a rear service road off Stanlake Villas which also provides access to the block of six lock up garages.

Each of the ground floor commercial units benefits from a glazed frontage onto Uxbridge Road and the shops are broadly rectangular in shape, fitted out in the corporate style of the tenants.

User

We believe the premises fall under Class E and C3 use of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations.

Tenure

Freehold subject to the existing leases and tenancies.

Viewing

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

Huseyin Zafer
M: 07918482210
E: h.zafer@willmotts.com

Emily Bradshaw
M: 07920 769395
E: e.bradshaw@willmotts.com

Varol Zafer
M: 07900 224967
E: v.zafer@willmotts.com

Shahid Sadiq
M: 07961 410931
E: s.sadiq@willmotts.com

<https://www.willmotts.com/commercial-agents FV900FEB24>

Terms

Offers are invited in excess of £3,495,000 subject to the existing tenancies.

A purchase at this level will provide a NIY of 8% for the commercial element whilst placing the residential at a realistic £507.00 per Sq Ft. when comparing to the average local market which is approximately £863.00 per sq ft. The garage block is valued at £250,000.

EPC

The property has the following EPC ratings:

Address	EPC
232 Uxbridge Road	D
232A Uxbridge Road	D
234 Uxbridge Road	E
234A Uxbridge Road	C
234B Uxbridge Road	C
236 Uxbridge Road	D
236A Uxbridge Road	D
236B Uxbridge Road	G

VAT

Is not applicable.

Legal

Each party to bear its own legal costs.

AML

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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