



CLASS E PREMISES AVAILABLE ON A NEW LEASE  
**TO LET £75,000 PER ANNUM**  
3 & 4, 5 UXBRIDGE ROAD, SHEPHERDS BUSH, W12 8LJ

 **Willmotts**

The Complete Property Service

020 8748 6644

- DESIRABLE LOCATION NEAR SHEPHERDS BUSH GREEN
- PRIME CORNER UNIT WITH RETURN FRONTAGE
- APPROX. 2,275 SQ. FT. (211.25 SQ. M.)
- GROUND AND BASEMENT FLOORS
- NON FOOD & BEVERAGE OCCUPIERS SOUGHT

#### Location

The property is located on the eastern end of the busy Uxbridge Road (A4020) within the London Borough of Hammersmith and Fulham. It is situated on the south side of the road and occupies a prime corner position with tremendous roadside presence. It is located 75 yards from the popular and culturally diverse Shepherds Bush Market, and 250 metres from the world-famous Westfield Shopping Centre. Notable national brands operate nearby including Subway, Creams Café, Snappy Snaps and Bush Theatre.

Public transport links are good with Shepherds Bush Market Underground (Circle and Hammersmith Lines) being 75 yards west of the property, providing quick access into Central London. Bus stops nearby include the 283 to East Acton/Hammersmith, and the 260 to Golders Green/White City.

#### Description

The unit has a glazed double frontage with a return frontage along Pennard Road. There are WC facilities located to the rear of the ground floor. The basement benefits from numerous meeting rooms, a kitchenette and shower facilities.

#### User

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

#### Rateable Value

The property will be reassessed for business rates purposes and parties should make their own enquiries via the Local Authority.

#### Local Authority

London Borough of Hammersmith and Fulham.

#### Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Floor	Sq M	Sq Ft.
Ground	111.29	1,198
Basement	99.96	1,076
<b>Total</b>	<b>211.25</b>	<b>2,275</b>

#### Terms

£75,000 per annum, exclusive of VAT and other outgoings. A new effective full repairing and insuring lease, for a term to be agreed, subject to upward only rent reviews.

#### Service Charge

There is no service charge and repairs are currently dealt with on an ad hoc basis. The landlord reserves the right to implement a service charge.

#### EPC

Energy performance certificate has a rating of D(100). A copy of the EPC will be available upon request.

#### Legal

Each party to bear its own legal costs.

#### VAT

The property has not been elected for VAT.

#### 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.

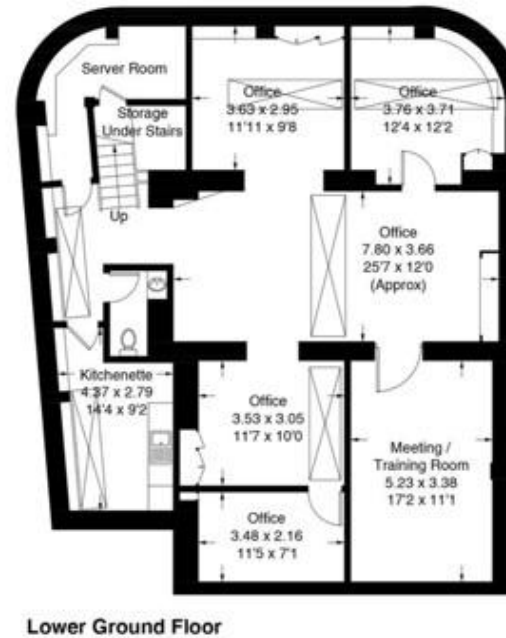
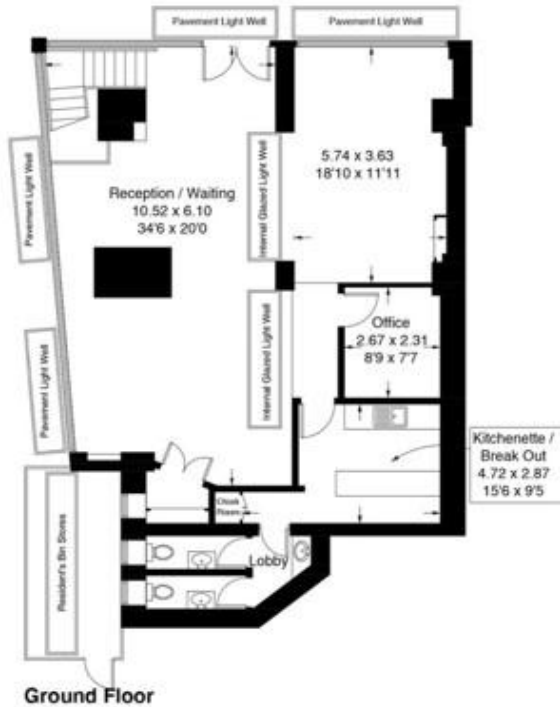
#### Important Notice

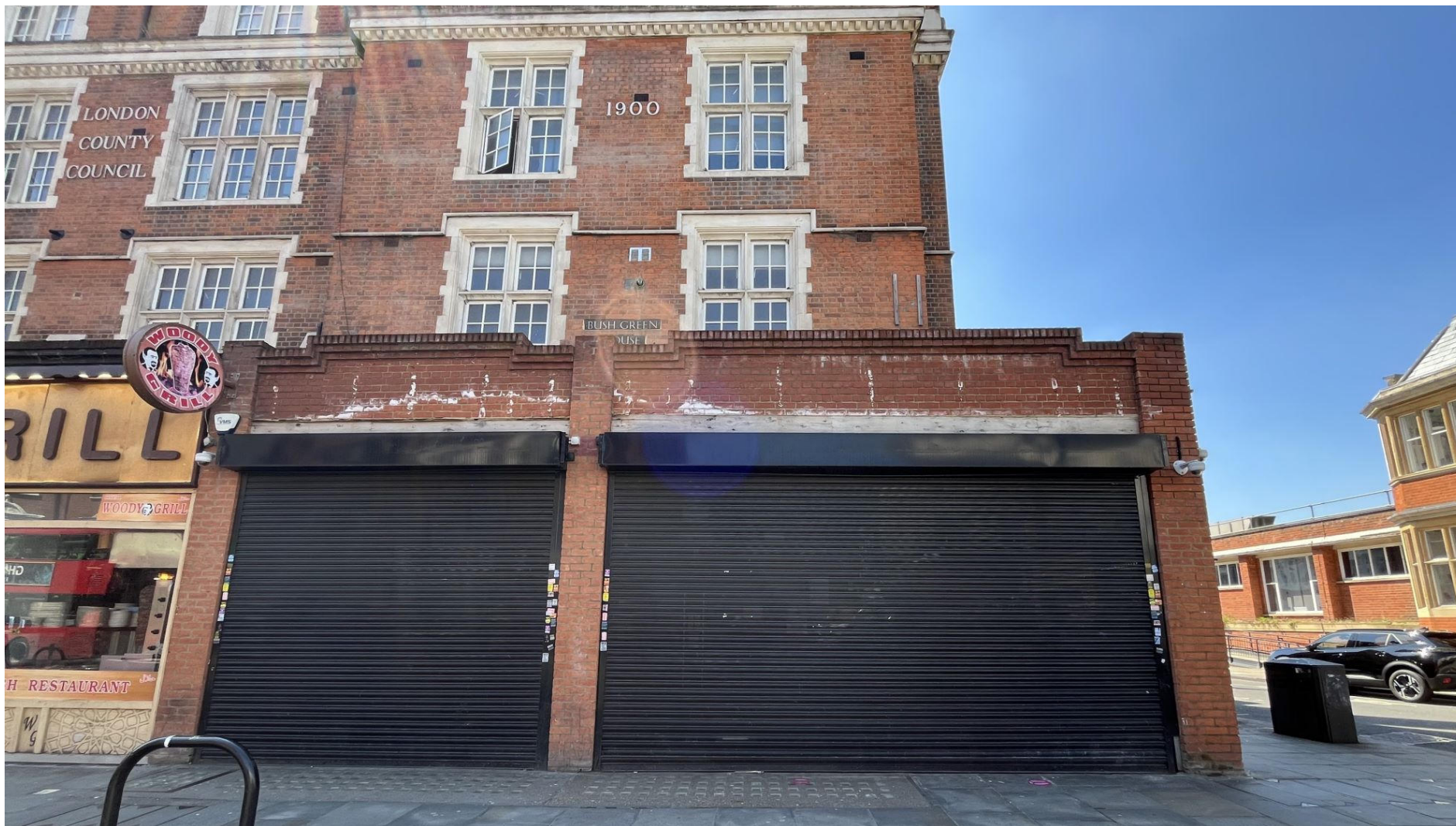
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property  
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### 3, 4 & 5 Uxbridge Road, Shepherd's Bush, W12 8LJ

Approximate Gross Internal Area  
Lower Ground Floor = 135 sq m / 1453 sq ft  
Ground Floor = 109.2 sq m / 1175 sq ft  
Total = 244.2 sq m / 2628 sq ft  
(Internal Glazed Light Wells)





### Viewing

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

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