

117 SHEPHERDS BUSH ROAD HAMMERSMITH W6 7LP



COMMERCIAL UNIT (CLASS E)
900 SQ.FT. OVER GROUND AND BASEMENT FLOORS
VARIOUS USES MAYBE CONSIDERED
NEW LEASE NO PREMUIIM
TO LET

Location:

The property is located on the eastern side of the busy Shepherds Bush Road and is a short walk away from Hammersmith Broadway which provides excellent transport links. Hammersmith Broadway provides train services which include District, Piccadilly, Hammersmith & City and Circle Lines, with easy access to the World-famous London's West End and Heathrow Airport.

[Street View \(Please Click\)](#)

[Location Map \(Please Click\)](#)

Description:

The property comprises a prominent ground floor retail space with a basement and small rear yard accessed from the basement level. The unit is currently occupied and trading as a retailer. There is a small kitchenette facility to the rear of the ground floor.

Accommodation Schedule:

Floor	Net Internal Floor Area
Ground	570 sq. ft. – 52.95 sq. m
Basement	330 sq. ft. – 30.65 sq. m.
Total	900 sq. ft. – 83.61 sq. m.

User:

We believe the unit benefits from Class E use of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Rateable Value:

We are advised by the VOA that the rateable value for the property is £24,300; however, interested parties should make their own enquiries on the rates payable.

EPC:

The property has an EPC rating of E (124). A copy of the EPC report is available upon request.

Legal Fees:

Each party to bear own legal costs.

Terms:

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

Rent:

£28,500 per annum exclusive of other outgoings.

Contacts:

Huseyin Zafer - D: 020 8222 9901
M: 0791 848 2210
E: h.zafer@willmotts.com

Varol Zafer - D: 020 8222 9946
M: 07900 224967
E: v.zafer@willmotts.com

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 on 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. 2. Any photographs (and artist's impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 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.

