



CLASS E SHOP AVAILABLE VIA ASSIGNMENT
TO LET £23,500 PER ANNUM
117 SHEPHERDS BUSH ROAD, LONDON, W6 7LP

 **Willmotts**

The Complete Property Service

020 8748 6644

- ESTABLISHED PARADE IN BROOK GREEN
- VARIOUS USES CONSIDERED
- APPROX. 570 SQ. FT. (52.95 SQ. M.)
- GROUND FLOOR ONLY

Location

The subject property is located on a busy thoroughfare on the eastern side of Shepherds Bush Road (A219) within the London Borough of Hammersmith and Fulham. The premises is 0.4 miles north of Hammersmith Underground (District, Piccadilly, Hammersmith & City and Circle Lines) which provides quick access throughout central London. Bus stops nearby include the 295 to Ladbroke Grove/Clapham Junction and the 220 to Willesden Junction/Wandsworth.

Notable national brands operate nearby including Winkworth, Gails Bakery, Kinleigh Folkard & Hayward, Fletchers and British Red Cross,

Description

The property comprises a prominent ground floor retail space over ground floor, with a small kitchenette at the rear.

User

We believe the premises fall under Class E of The Town and 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 £21,250.00; however interested parties should make their own enquiries.

Local Authority

London Borough of Hammersmith & Fulham.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Floor	Sq M	Sq Ft.
Ground	52.95	570
Total	52.95	570

Terms

Our clients wish to assign their existing FRI lease from 21st December 2018 for a term of 10 years which is due to expire on and including 20th December 2028. The current rent passing is £23,500 per annum, exclusive of VAT and other outgoings. The next review is on 21st December 2024 when the rent shall rise to £25,500pa. The lease is contracted inside the security of tenure provisions of Part 2 of the Landlord & Tenant Act 1954.

EPC

Energy performance certificate has a rating of E(124). A copy of the EPC will be available upon request.

Service Charge

There is currently no service charge.

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

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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4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.

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Viewing

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

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