



CLASS E UNIT, IN AFFLUENT WEST LONDON PARADE
TO LET £22,500 PER ANNUM
113 SHEPHERDS BUSH ROAD LONDON W6 7LP

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

- CLASS E – VARIOUS USES CONSIDERED
- GLAZED FRONTAGE
- APPROX. 429 SQ FT (GIA) OVER GROUND FLOOR
- NEW LEASE, NO PREMIUM

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 unit is a ground floor lock-up shop fronting onto Shepherds Bush Road which was formerly trading as a lighting and interiors shop. It benefits from good natural light and an attractive ceiling height of over 3m. We understand that a WC will be installed in the unit.

User

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

EPC

The property has an EPC rating of B (38), a copy of which is available upon request.

Rateable Value

We are advised by the VOA website that the property has a Rateable Value of £20,000 however interested parties should make their own enquiries into the rates payable.

Local Authority

London Borough of Hammersmith & Fulham.

Accommodation Schedule

The property offers the following (GIA) approximate dimensions:

Location	Sq M	Sq Ft.
Ground Floor	39.86	429
Total	39.86	429

Terms

£22,500 per annum, exclusive of VAT and other outgoings. A new effectively full repairing and insuring lease, for a term to be agreed, subject to upward only rent reviews.

Service Charge

TBA

Legal

Each party to bear its own legal costs.

VAT

The property has not been elected for VAT purposes.

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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Viewing

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

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