



3 VACANT UNITS IN AN ICONIC BUILDING
OFFERS OVER £495,000 LEASEHOLD
4,5 & 6 THE GRAMPIANS, SHEPHERDS BUSH RD, W6 7LN

 **Willmotts**

The Complete Property Service

020 8748 6644

- E Class commercial units
- Close to world famous Westfield Shopping centre
- Excellent transport links
- Grade II Listed Building
- Shepherds Bush Conservation Area

Location

The property is situated on the eastern side of the busy Shepherds Bush Road close to its junction with Shepherds Bush Green and Goldhawk Road, the property is close to public transport with Goldhawk Road and Shepherds Bush Market Underground Stations and Shepherds Bush Overground Station being a short walk away and numerous busses passes outside the property.

Description

The properties are ground floor retail units are formally under owner occupation and is was formally used as publishing office and storing books within units 5&6, each unit have its own access and has potential to be let out separately.

User

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

EPC

EPC has been commissioned and will be available shortly.

Accommodation Schedule

Unit	Net Internal Area
Unit 4	637 sq. ft.- 59.17 sq. m.
Unit 5	700 sq. ft. - 65.03 sq. m.
Unit 6	240 sq. ft. - 22.96 sq. m
Total	1,577 sq. ft. – 146.50 sq. m.

Tenure

Head Lease sold with vacant possession, 99 years from 1st September 1976, so approximately 52 years remaining.

Ground Rent

Currently paying £300.00 per annum with the rent rising in 2042 to £450.00 per annum.

Premium

Offers over £495,000 for our clients leasehold interest.

VAT

Not applicable.

Legal Fees:

Each party to bear its own legal costs.

AML

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from any successful Purchaser.

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 seller's sole agent: Willmotts Chartered Surveyors.

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