



CLASS E UNIT IN ESTABLISHED PARADE NEAR BROOK GREEN
TO LET £34,000 PER ANNUM
115 SHEPHERDS BUSH ROAD LONDON W6 7LP

 **Willmotts**

The Complete Property Service

020 8748 6644

- VARIOUS USES CONSIDERED
- NEW LEASE
- NO PREMIUM
- GROUND FLOOR AND BASEMENT
- APPROX. 1,173 SQ. FT. (108.97 SQ. M.)

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 and basement lock-up shop fronting onto Shepherds Bush Road which was formerly trading as a lighting and interiors shop. It benefits from natural light and a large, useable basement. There are WCs existing in the unit, and there is access to a storage shed 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 for the ground floor, and £3,950 for the basement; 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 (NIA) approximate dimensions:

Location	Sq M	Sq Ft.
Ground Floor	54.25	584
Basement	54.72	589
Total	108.97	1,173
Rear Shed	6.5	70

Terms

£34,000 per annum, exclusive of VAT and other outgoings. A new effectively full repairing and insuring lease for a term to be agreed and subject to upward only rent reviews.

EPC

A copy of the EPC will be available upon request.

Service Charge

Not currently applicable.

VAT

Not applicable.

Legal

Each party to pay their own legal costs.

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.

Huseyin Zafer
M: 07918482210
E: h.zafer@willmotts.com

Emily Bradshaw
M: 07920 769395
E: e.bradshaw@willmotts.com

Varol Zafer
M: 07900 224967
E: v.zafer@willmotts.com

Shahid Sadiq
M: 07961 410931
E: s.sadiq@willmotts.com

<https://www.willmotts.com/commercial-agents>

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