



RETAIL UNIT NEAR BROOK GREEN  
TO LET £22,500 PA  
123 SHEPHERDS BUSH ROAD W6 7LP

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

- RETAIL UNIT CLASS E, APPROX 365 SQ FT
- ALTERNATIVE USES CONSIDERED
- NEW LEASE NO PREMIUM

**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.

**Description:**

The property comprises a prominent ground retail unit currently trading as photo/picture and framing, the unit also benefits from a WC to the rear of the unit and is very attractive with high ceiling and wooden flooring

**User**

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

**EPC**

Energy performance certificate has rating of D(85) for the premises. A copy of the EPC is available upon request.

**VAT**

The premises are not elected for VAT.

**Accommodation Schedule:**

The property offers the following approximate dimensions

Floor	Net Internal Area
Ground Floor	365 Sq Ft (33.90 Sq M)
<b>Total</b>	<b>365 Sq Ft (33.90 Sq M)</b>

**Rateable Value:**

We are advised by the VOA that the rateable value for the property is £19,750; however, interested parties should make their own enquiries on the rates payable.

**Service Charge:**

The building shall fall within a service charge provision administered by the freeholder and the premises shall contribute a reasonable and fair proportion or an % of all outgoing(yet to be determined).

**Terms:**

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

**Rent:**

£22,500 Per Annum Excl.

**Legal**

Each party to bear its 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.
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.

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## Viewing

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

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