



CLASS E RESTAURANT AVAILABLE ON A NEW LEASE
TO LET £36,000 PER ANNUM
164 SHEPHERDS BUSH ROAD, LONDON, W6 7PN

- FORMER RESTAURANT TO LET IN BROOK GREEN
- NEW LEASE AVAILABLE, NO PREMIUM SOUGHT
- 0.3 MILES FROM HAMMERSMITH BROADWAY
- GROUND AND BASEMENT FLOORS APPROX. 1,170 SQ. FT. (108.68 SQ. M.)

Location

The property is located on the busy and affluent Shepherds Bush Road/Brook Green 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.. Notable national brands operate nearby including Winkworth, Gails Bakery, Kinleigh Folkard & Hayward, Fletchers and Tesco Superstore.

Description

The property is a former restaurant premises arranged over ground and basement floors, ground floor providing sitting area to the front of the shop and a kitchen to the rear of the ground floor and in the basement, accommodation consist of both male and female customer WC's, managers office, storeroom and food preparation room.

User

We believe the premises fall under Class E use of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020, however interested parties should confirm this with the Local Authority.

EPC

Energy performance certificate has a rating of C(59). A copy of the EPC will be available upon request.

Rateable Value

We are advised by the VOA website that the property has a Rateable Value of £23,000 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 (NIA) approximate dimensions.

Location	Sq M	Sq Ft.
Ground Floor	52.39	564
Basement	56.29	606
Total	108.68	1,170

Rent

£36,000 per annum, exclusive of VAT and other outgoings.

Terms

A new effectively full repairing and insuring lease, for a term to be agreed, subject to upward only rent reviews.

Service Charge

To be confirmed.

VAT

To be confirmed.

Legal

Each party to bear its own legal costs.

AML

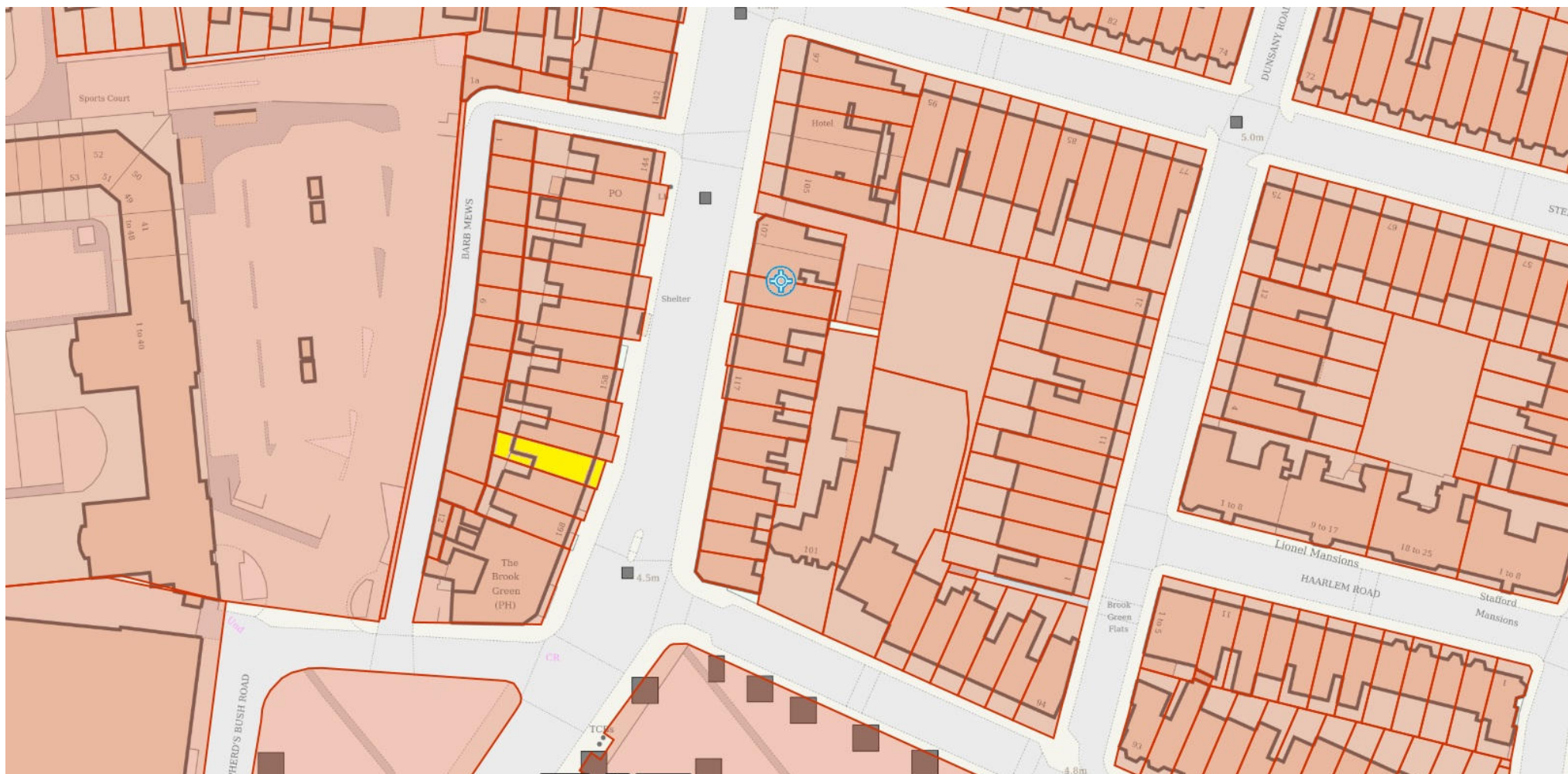
In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

Important Notice

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Viewing

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

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