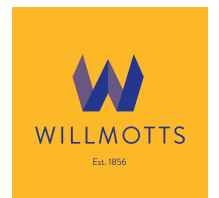




FORMER WILLIAM HILL UNIT (SUI GENERIS/CLASS E PENDING)
TO LET £32,500 PER ANNUM
60 SHEPHERDS BUSH ROAD, LONDON, W6 7PH





- APPROX. 1,324 SQ.FT (123 SQ.M) OVER GROUND AND BASEMENT
- NEW LEASE AVAILABLE, NO PREMIUM SOUGHT
- 0.2 MILES FROM GOLDHAWK ROAD UNDERGROUND
- SUI GENERIS (BETTING SHOP) BUT CLASS E USE HAS BEEN APPLIED FOR

Location

The property occupies a prominent and accessible position on Shepherds Bush Road (A402), a busy West London arterial route linking Hammersmith and Shepherd's Bush. The area benefits from strong roadside visibility and a good mix of national and independent occupiers. Westfield London is located nearby, enhancing footfall and local amenity provision. Excellent transport links are available from Hammersmith Station and Shepherd's Bush Station, while the A4, A40 and M4 provide convenient road access into Central London and Heathrow Airport.

Description

The premises occupies a mid-terraced position and is arranged over ground and basement floors which form part of a mixed-use Victorian building. To the rear is a demised garden. There are WC facilities currently located at ground level, and two rooms providing storage/office space in the basement with additional WC facilities. There are also vaults beneath the pavement.

User

We believe the premises fall under Sui Generis (betting shop) of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

An application has been made for a change of use to Class E and so various alternative uses will be considered.

EPC

The property has an EPC rating of C (55) and a copy of of the certificate is available on request.

Rateable Value

We are advised by the VOA website that the property has a Rateable Value of £29,750; however interested parties should make their own enquiries.

Local Authority

London Borough of Hammersmith & Fulham.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Location	Sq M	Sq Ft.
Ground Floor	35.76	585
Basement	68.75	740
Total	104.51	1,325

Rent

£32,500 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

There is no service charge, and repairs are currently dealt with on an ad hoc basis. The landlord reserves the right to implement a service charge.

Legal

Each party to bear its own legal costs.

VAT

The property has not been elected for VAT.

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.

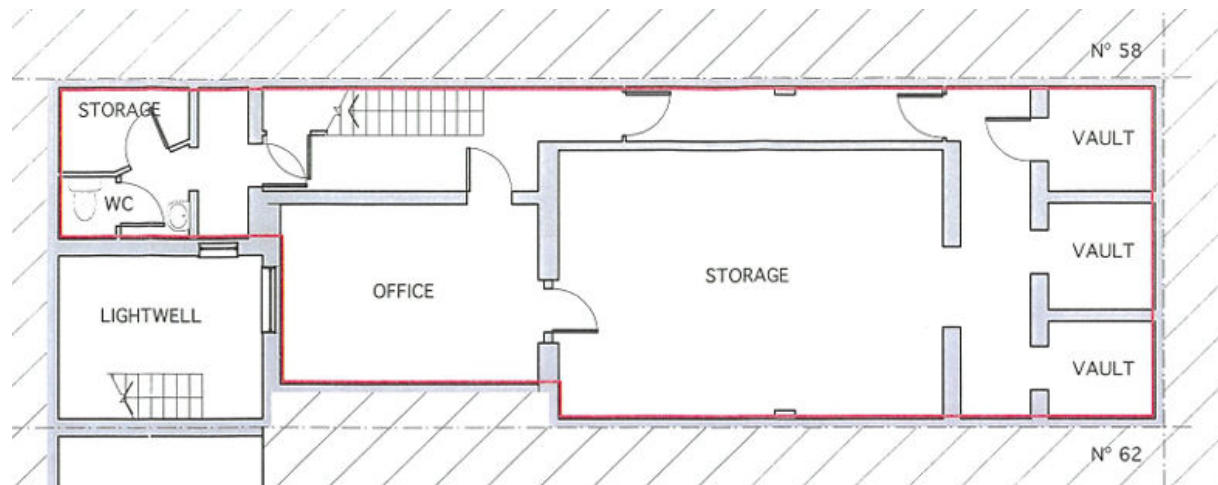


RICS

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property
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Ground floor plan (indicative - not to scale)



Basement floor plan (indicative - not to scale)

Viewing

By appointment only via landlord's/sellers sole agent: Willmotts Chartered Surveyors – 020 8748 6644.

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