



RETAIL UNIT CLOSE TO WESTFIELD SHOPPING CENTRE
TO LET £30,000 PER ANNUM
72 SHEPHERDS BUSH ROAD, LONDON, W6 7HP





- APPROX. 750 SQ. FT. (69.66 SQ.M)
- NEW LEASE AVAILABLE, NO PREMIUM SOUGHT
- 0.4 MILES WESTFIELD SHOPPING CENTRE
- CLASS E - VARIOUS USES CONSIDERED

Location

The property is situated on the West side of Shepherds Bush Road. There's a great mix of local shops, cafes, and restaurants nearby, plus Westfield London a short walk away. The property is enviably located with regard to transport links with Goldhawk Road (Hammersmith and City and Circle Line, Shepherds Bush (Central) London Underground Stations. Shepherds Bush Over ground Station is also located a short distance away.

Description

The premises comprise a ground floor and basement retail unit, most recently occupied as a massage parlour. The unit benefits from a fitted kitchenette, WC facilities a shower, and a full-height security shutter to the shopfront. The layout offers flexibility for a range of commercial uses, subject to the necessary consents.

User

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

EPC

A new Energy Performance Certificate has been commissioned and will be available shortly.

Rateable Value

We are advised by the VOA website that the property has a Rateable Value of £20,750 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:

Floor	Sq. M.	Sq. Ft.
Ground Floor	38.64	416
Basement	31.02	334
Total	69.66	750

Rent

£30,000 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

Service charge accounts available upon request

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.

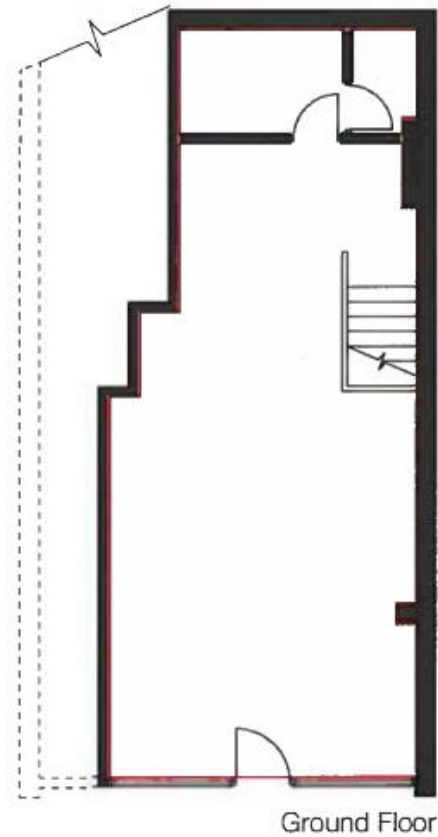
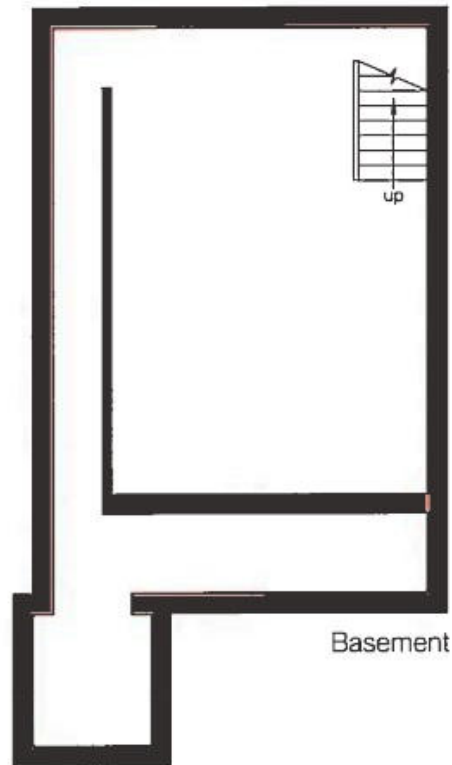
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Viewing

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

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