

SHOP TO LET - SUBJECT TO VACANT POSSESSION

Units 2/3/4

W12 Shopping Centre Shepherds Bush Green,
London W12 8PP



Savills London

33 Margaret
Street London
W1G 0JD

savills.co.uk



Key Highlights

- Prominent retail premises located in a prime position within the W12 Shopping Centre.
- Nearby occupiers include, Popeyes, Sainsbury's, Lidl, Pizza Express, Boots, The Gym Group and Holland & Barrett.
- The centre is positioned directly opposite Shepherds Bush tube station and therefore benefits from high levels of passing footfall.
- The property benefits from both pedestrian and vehicular traffic.

Accommodation

The unit is arranged over ground floor and basement only, providing the following net floor areas:

Ground Floor :	4,095 sq ft	380.44 sq m
Basement :	2,001 sq ft	185.89 sq m
Total:	6,096 sq ft	566.33 sq m



Viewing & further information

Viewing strictly via appointed agents only :

Ryan Simpson

Ryan.Simpson@savills.com
+44 (0) 7812 686 388

Michael Lockhart

Michael.Lockhart@savills.com
+44 (0) 7779 248 780



Rent

We are seeking offers in the region of £80,000, per annum exclusive.

Tenure

The property is available by way of a new lease, for a term to be agreed.

Rates

Rateable Value (2024/25) £177,000

UBR: £0.546

Rates Payable: £94,164pa

Parties are advised to make their own enquiries with the Local Authority

Service Charge

The current annual service charge applicable to this premises is approximately £57,898.74.

Use

The premises currently benefits from Class E use which includes various commercial uses including Retail, Restaurant, Office or Gym space without the need for change of use.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

A valid EPC for this property can be made available upon request.




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