



FREEHOLD FOR SALE IN SHEPHERDS BUSH

136 UXBRIDGE ROAD, SHEPHERDS BUSH, LONDON W12 8AA

Location:

A rare opportunity to acquire a freehold in Shepherd's Bush. The subject property occupies a prominent position in prime pitch Uxbridge Road.

There are no vacancies in the vicinity. Nearby multinational occupiers include Nationwide, Traid, Sainsbury's, Specsavers, Superdrug, KFC and McDonald's amongst many others.

Accommodation:

The unit is arranged over ground floor only and has the following approximate net internal area:

Ground floor: 900 sq. ft. (83.61 m²)

Tenure:

Freehold.

The upper parts have been sold off.

Price:

O.I.T.R.O. £780,000 are sought.

Tenancy:

The premises are let to William Hill Organization Limited.

£43,500 per annum exclusive.

5 year FRI lease (Inside the Act) commencing 11th March 2023.

Tenant only break on expiry of the 3rd year.

Expiry 10th March 2028.

Use:

The ground floor premises benefits from Sui Generis planning use.

Rates:

Approx. 16,544.25 per annum.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

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