



## 72 UXBRIDGE ROAD, SHEPHERDS BUSH, LONDON W12

E-class Neighbourhood Café / Coffee Shop

Prominent site close to Westfield London

1,829 SQ FT / 170 SQ M



STEPHEN  
**KANE & COMPANY**  
DELIVERING EXCELLENCE SINCE 1992

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## LOCATION

The premises are located in a prime position on Uxbridge Road close to Westfield Shopping Centre in Shepherds Bush, West London in this affluent suburb close to Holland Park, Notting Hill, Acton, Hammersmith and Kensington.

The property benefits from excellent transport links with Shepherds Bush Station serving the Central Line underground station, Overground and Southern Railway and Shepherds Bush Market Station serving the Circle and Hammersmith and City Line underground station in close proximity.

Nearby restaurants and retailers include Greggs plc, Wenzel's, Starbucks, McDonalds, Superdrug, Taco Bell, Betfred, KFC and located opposite Shepherds Bush Green and W12 Shopping Centre.

## TERM

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed subject to 5-yearly upward only rent reviews contracted outside the Landlord & Tenant Act.

## RENT

On Application.

## ACCOMMODATION

The premises are arranged over ground and basement floors only having the following approximate dimensions and area;

Shop Depth	52 ft 2 in	15.90 M
Internal Width	17 ft 1 in	5.21 M
Ground Floor Sales	801 Sq Ft	74 Sq M
Ground Floor Rear Courtyard	165 Sq Ft	15 Sq M
Basement Sales	571 Sq Ft	53 Sq M
Basement Ancillary	292 Sq Ft	27 Sq M

## RATES (2022/23)

Rateable value:	£45,500
Rates payable (UBR multiplier: £0.519):	£23,615
New Rateable value From April 1st 2023	£48,250

A business may be entitled to 50% of the chargeable amount, up to a figure of £110,000, from 1 April 2022 to 31 March 2023. All interested parties should verify the business rates with the relevant local authority.

## LEGAL COSTS

Each party to bear their own costs.

## VAT

VAT will be charged at the appropriate rate, if applicable

## EPC

An EPC will be made available upon request.

## VIEWING

By appointment with sole agents Stephen Kane & Company.

Tel: 0207 224 0101 | [www.stephenkane.co.uk](http://www.stephenkane.co.uk)

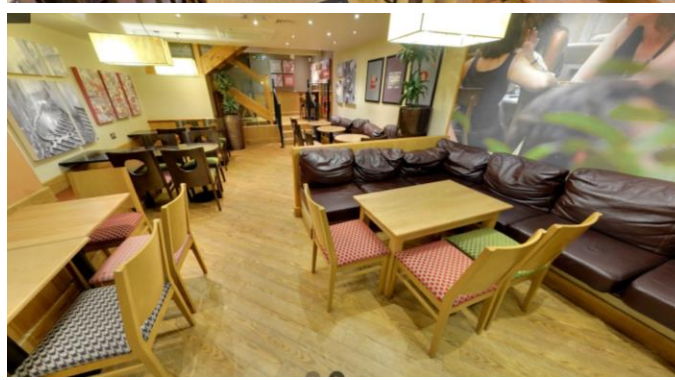
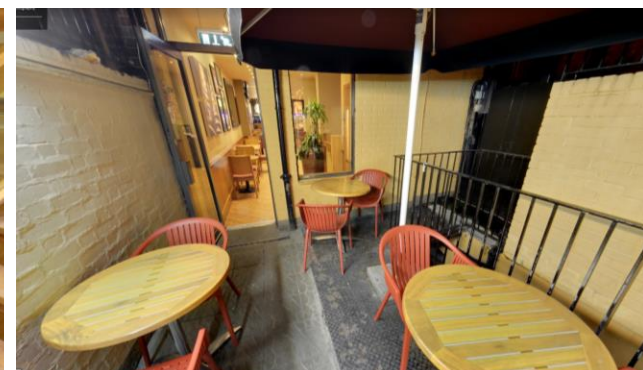
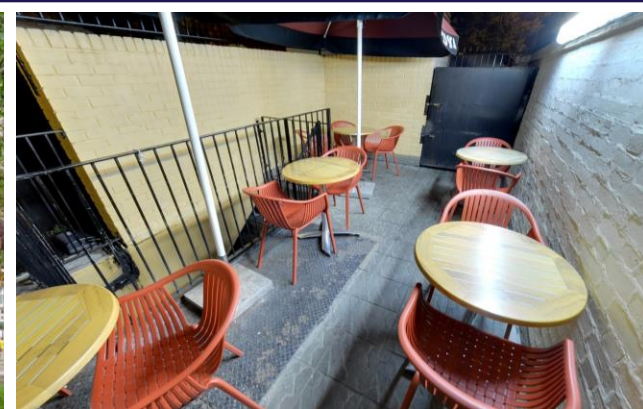
## CONTACT

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