

94 SHEPHERDS BUSH ROAD LONDON W6 7PD



**SMALL SHOP TO LET (CLASS E) – NIA 272 sq. ft. (25.26 sq. m.)
PRIME LOCATION ON SHEPHERDS BUSH ROAD
NEW LEASE – NO PREMIUM**

TO LET

Location:

The property inspected is situated on the southern side of Shepherds Bush Road. It is well served by public transport with both Hammersmith Broadway underground (District line & Piccadilly) and Goldhawk Road underground (Hammersmith & City Line and Circle Line) being within a 5-minute walk. Nearby traders include Gails, Le Petit Citron and Royal Trinity Hospice.

Description:

The property inspected is a small ground floor retail unit accessed from Shepherds Bush Road. It was formerly trading as a tailor's shop.

Accommodation Schedule:

Floor	Net Internal Floor Area
Ground	272 sq. ft. (25.26 sq. m.)
Total	272 sq. ft. (25.26 sq. m.)

User:

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

Rateable Value:

We are advised by the VOA website that the property has a Rateable Value of £14,250; however, interested parties should make their own enquiries on the rates payable.

EPC:

An EPC has been commissioned and will be available shortly.

Legal Fees:

Each party to bear its own legal costs.

VAT:

May be applicable at the prevailing rate.

Terms:

A new effective full repairing and insuring lease for a term to be agreed, subject to upward-only rent reviews.

Rent:

£25,000 per annum exclusive of other outgoings.

Anti-Money Laundering:

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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