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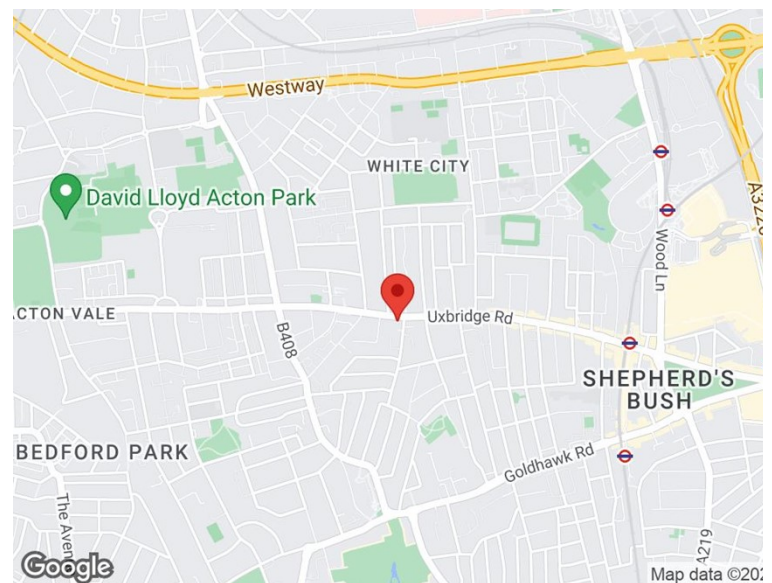
191c Uxbridge Road, London, W12 9RA

FREEHOLD INVESTMENT OPPORTUNITY - A VICTORIAN MIXED-USE BUILDING IN SHEPHERD'S BUSH COMPRISING A CAFE & 2 FLATS

FOR SALE

Area: 2,231.00 FT² (207.27M²) | Guide Price: £995,000 subject to contract |

- Glazed frontage onto Uxbridge Road
- Cafe / restaurant with extraction
- 1 bedroom 1st floor flat
- 1 bedroom 2nd floor flat
- Garden
- Potential to extend into the loft STPP





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LOCATION:

The building is situated on the southerly side of Uxbridge Road in between the junctions with Percy Road & Keith Grove. Other local businesses include Group B Electrical Wholesale, AJ Ferguson & Co Timber Merchants, Co-Op Food, Jays Pharmacy, Little Napoli, Reflections Picture Framers, West 12 Music Shop, KFC, Proud Mary's, The Pocket Watch, The Princess Victoria and the Westfield Leisure Complex is a short walk away. Public transport is accessed via Uxbridge Road (buses), Shepherd's Bush Market (Hammersmith & City line) and Shepherd's Bush Green (Central line & Southern Rail).

LOCAL AUTHORITY: Hammersmith & Fulham

DESCRIPTION:

A three storey mixed-use Victorian terraced building, with a ground floor restaurant / café forming part of a parade of local high street shops, the upper parts being fair faced red brickwork and with a basement below.

Restaurant / Shop (E use class):

The restaurant has a fully glazed frontage leading to a dining area for approximately 16 covers and a serving counter and open commercial kitchen and garden to the rear, fitted with full extraction. The basement is arranged as a further seating area for approximately 12 covers, together with two small storage areas and a W/C to the rear. There is also side access to the residential common parts and a rear ground floor studio room, kitchen and shower room in the basement.

1st Floor Flat:

Access is direct from Uxbridge Road, which leads to a common stairwell. The flat is arranged with a full width reception room to the front of the building and a gallery kitchen, bathroom and double bedroom to the rear. Benefiting from a gas combination boiler. Let on an AST Lease.

2nd Floor Flat:

The flat is accessed front the common parts stairwell and comprises a reception room and double bedroom to the front of the flat with a gallery kitchen and bathroom to the rear. Benefiting from a gas combination boiler. Let on an AST Lease.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor	695.00	64.57
Lower Ground Floor	455.00	42.27
1st Floor Flat	615.00	57.14
2nd Floor Flat	466.00	43.29
TOTAL	2,231.00FT²	207.27M²

FLOOR PLAN: [Click Here](#)

SALE TERMS:

The commercial Lease is granted outside the Landlord & Tenant ACt 1954 to Mar Mar Cafe Ltd for a term of 15 years, commencing 25th December 2019 and terminating on 24th December 2034; there are upward only rent reviews at the end of the 5th and 10th anniversaries of the Lease. The flats are let on rolling 1 year AST Lease agreements.

PRICE:	£995,000.00	RATES:	Rateable Value £11,500 per annum // Rates Payable £5,738.5 per annum // NB: We strongly recommend that you verify the rates with Hammersmith & Fulham's Business Rates Department on 0208 753 6681
SERVICE CHARGE:	TBC	LEGAL COSTS:	Each party to be responsible for their own legal costs.
POSSESSION:	Sold with Tenant's in occupation	EPC:	Available upon request.

CONTACT:

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SMART



MOVES

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