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38 Shepherd's Bush Road, London, W6 7PJ

RETAIL INVESTMENT - A GROUND FLOOR SHOP & BASEMENT CLOSE TO THE WESTFIELD LEISURE COMPLEX / 8.0% NIY

FOR SALE

Area: 743.00 FT² (69.03M²) | Asking Price £360,000 subject to contract |

- Fully glazed frontage
- Good ceiling height
- Good natural light
- Fitted as a nail & beauty salon
- Open plan ground floor salon
- x2 basement treatment rooms
- Smoke alarm
- Roller shutter





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LOCATION:

The premises are situated at the end of a parade of shops on the westerly side of Shepherd's Bush Road in between the junctions with Sulgrave Road and Poplar Grove. Other local businesses include Central Bikes, Sainsbury's Local, Pizza Fresco, Raj of India, Eat of Eden, Thai Rice, Healthside Pharmacy, Le Petit Citron, Gail's Bakery and the Westfield Shopping and Leisure Complex. Public transport is accessed via Shepherd's Bush Green (Central line and Southern Rail).

LOCAL AUTHORITY: Hammersmith & Fulham

DESCRIPTION:

A retail premises occupying the ground floor and part of the basement of a mixed-use, Victorian terraced building. The fully glazed frontage looks direct onto Shepherd's Bush Road and leads to an open plan retail area fitted as a nail and beauty salon. To the rear of the shop is access to a communal staircase, which descends to 2 basement treatment rooms and a W/C.

Restaurant use is prohibited by prior agreement with the Superior Leaseholders of the residential flats, however use as a cafe / coffee shop (no commercial extraction) is permitted.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor	431.00	40.04
Basement	312.00	28.99
TOTAL	743.00FT²	69.03M²

FLOOR PLAN: [Click Here](#)

SALE TERMS:

The shop and premises is being sold with the commercial operator in occupation, Lease terms on request.

PRICE: £360,000.00

SERVICE CHARGE: TBC

POSSESSION: The premises is currently let to a nail and beauty operator for a term of 15 years, Lease commenced November 2023.

VAT: Not elected for VAT

CONTACT:

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RATES:

Rateable Value £10,500 per annum // Rates Payable £5,239.50 // NB We strongly advise that you verify the rates with The London Borough of Hammersmith & Fulham's Business Rates Department on 0208 753 6681

LEGAL COSTS:

Each party to be responsible for their own legal costs.

EPC:

Available upon request.

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