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136 Shepherd's Bush Road, London, W6 7PB

A LOCK UP SHOP CLOSE TO BROOK GREEN AND HAMMERSMITH BROADWAY

TO LET

Area: 1,113.00 FT² (103.40M²) | Rent: £34,000 per annum, exclusive of VAT |

- Short walk to Hammersmith Broadway
- Full glazed frontage
- Good ceiling height throughout
- x2 open plan retail areas
- W/C (to be constructed)





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LOCATION:

The premises are situated in a parade of shops on the westerly side of Shepherd's Bush Road in between the junctions with Lena Gardens and Barb Mews. Other local businesses Kitchens by Holloways, Holloways of Ludlow, Picture, Green Florist, Head Master London, St Charles Dry Cleaners, Brook Green News & Post Office, Los Molinos, What the Fish, Brook Green Whole Foods and Smith's Cocktail Bar. Additionally the Westfield Leisure Complex is a short walk away. Public transport is accessed via Shepherd's Bush Green (Central line & Overland Rail), Goldhawk Road (Hammersmith & City line) and Hammersmith Broadway (Piccadilly, District lines and Hammersmith & City lines).

LOCAL AUTHORITY: Hammersmith & Fulham

DESCRIPTION:

A ground floor and basement retail premises (Use Class E), with a fully glazed frontage leading to an open plan retail area with high ceilings. The basement also benefits from good ceiling height (approx. 2.83m) and is arranged as an open plan retail area with a fire exit to the rear leading into a common parts alley adjoins the neighbouring building. White box and shell condition.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor	412.00	38.28
Basement	701.00	65.13
TOTAL	1,113.00FT²	103.40M²

FLOOR PLAN: [Click Here](#)

LEASE TERMS:

To grant a new FRI Lease outside the Landlord & Tenant Act 1954 for a term to be negotiated.

RENT: £34,000.00

SERVICE CHARGE: TBC

RATES:

Rateable Value £20,500 per annum
Rates Payable £10,229.50 per annum

NB - We strongly recommend that you verify the rates with The London Borough of Hammersmith & Fulham's Business Rates Department on 0208 753 8861

POSSESSION: Full vacant possession immediately on completion of legal formalities

LEGAL COSTS: Each party to be responsible for their own legal costs.

VAT: Not elected for VAT

EPC: Available upon request.

CONTACT:

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