



## Uxbridge Road, W12

£2,500,000

A superb mixed use investment opportunity in Shepherds Bush currently producing £170,000 of income per annum.

There are two separate commercial premises (use class E) at 109 and 109a Uxbridge Road. 109 is currently paying £38,000 per annum and 109a is currently paying £19,800 per annum giving a total of £57,800 per annum.

There are a total of seven flats comprising 5 x 1 beds and 2 x studios all of which are self-contained and all held on ASTs and these are currently generating a total of £112,200 per annum.

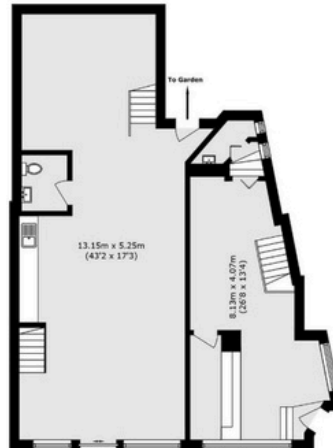
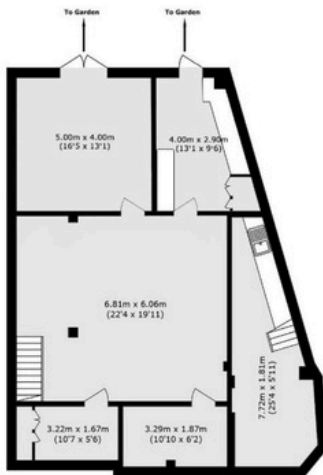
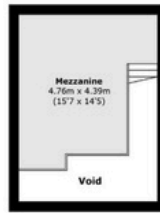
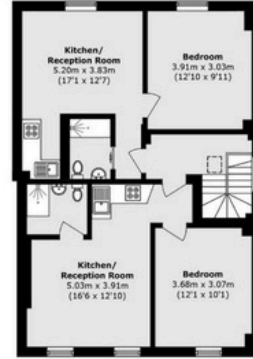
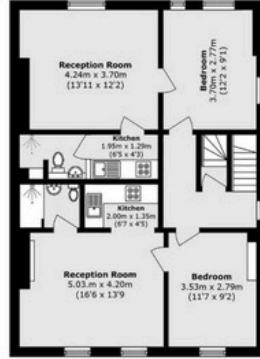
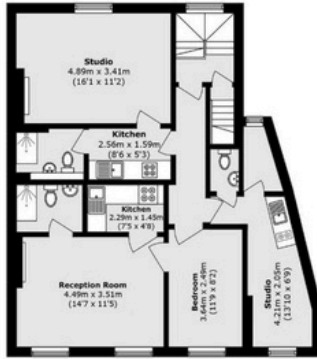
The building is located on the corner of Uxbridge Road and Godolphin Road and is within easy reach of Shepherds Bush Market station (Hammersmith and City Line) and Shepherds Bush (Central Line and Mildmay Line).

Tenure - Freehold HM Land Registry Title Number 272776.

### Features

- Mixed use investment
- Generating annual income of £170,000
- 2 commercial units
- 7 self-contained flats
- Close to transport

## 109 Uxbridge Road, Shepherd's Bush, London W12 8NL Full Floor Plan



Total area (approx.): 456.2 sq. m (4,910.5 sq. ft)  
(Including Mezzanine & Excluding Void)



Registered office: Mayfair Showroom, 66 Grosvenor Street, London, W1K 3JL.  
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