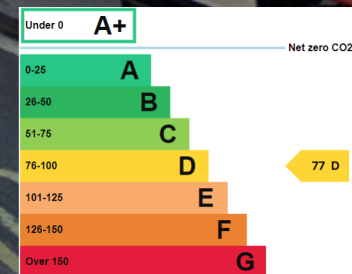


338 Uxbridge Road  
Shepherd's Bush  
W12 7LL

1,808 sq ft - Class E  
Self-Contained  
£52,000 PAX  
Available Now



breckergrossmith.co.uk  
020 7486 3531







## LOCATION:

Occupying a prominent location on the north side of Uxbridge Road, 338 benefits from excellent transport links with Shepherd's Bush Market (Hammersmith & City Line) within a 2-minute walk, and Shepherd's Bush Station (Central Line and London Overground) within 5-minutes. The area is also well served by bus routes.

## ACCOMMODATION:

The self contained accommodation is arranged over ground floor (1,229 sqft) and mezzanine level (579 sqft). It is now offered in an open-plan shell condition.

The amenities include:

- Gas central heating
- Demised WCs
- Kitchenette
- Bright, Open Plan Layout.



## USE:

Class E - Particularly Suitable as Retail or Offices.

There is a wide variety of shops, restaurants and amenities along Uxbridge Road, and leading to Shepherd's Bush Green and Westfield London.



## TRANSACTION SUMMARY DETAILS

**PRICE:** £52,000.00 Per Annum Exclusive (PAX)

**TERMS:** New effective full repairing and insuring lease.

**INSURANCE:** The estimated insurance premium for the year ending 23 June 2024 is £1,242.00 This is subject to a 12.5% management charge plus VAT. This is non-negotiable.

**SERVICE CHARGE:** The service charge for the year ending 31 March 2024 is £6,669.00. This is subject to a 12.5% management charge plus VAT. This is non-negotiable.

**BUSINESS RATES:** The VOA has recorded a Rateable Value of £53,000. for 2024/25. Interested Parties are to make their own enquiries with The London Borough of Hammersmith and Fulham

**LEGAL COSTS:** Each party will be responsible for their own legal and professional costs / fees incurred.

## CONTACT US TO ARRANGE A VIEWING:

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