



**UXBRIDGE ROAD, SHEPHERD'S BUSH RETAIL / SHOWROOM
TO LET
SELF CONTAINED GROUND FLOOR & MEZZANINE LEVEL UNIT IN A PROM-
INENT LOCATION
1,809 SQ FT**

338 UXBRIDGE ROAD, LONDON, W12 7LL



LOCATION:

The property is situated in a prominent location on the north side of Uxbridge Road (A4020) in the London Borough of Hammersmith & Fulham. This is convenient for the wide variety of shops, restaurants and amenities along Uxbridge Road, which leads to Shepherd's Bush Green and Westfield London. Shepherd's Bush Market TfL (Hammersmith & City Line) station is circa 500m to the east. Shepherd's Bush TfL (Central Line) and London Overground stations are a similar distance further east at Shepherd's Bush Green. The area is well served by local bus routes.

ACCOMMODATION:

Ground floor: 1,229 sq ft

Mezzanine: 579 sq ft

TOTAL: 1,808 sq ft

FEATURES:

- ◇ **CLASS E use**
- ◇ **Ground floor & mezzanine**
- ◇ **Prominent frontage**
- ◇ **Disabled WC / unisex WC**



USE:

Class E: Commercial Business & Service

RENT:

Offers in the region of £52,000 per annum exclusive

TERMS:

A new lease direct from the landlord is available. Terms by agreement.

INSURANCE:

The landlord will provide an insurance policy and a certificate in the tenant's name. The tenant will be responsible for paying the annual premium. Details to be provided on request.

BUSINESS RATES:

The property has a Rateable Value of £50,500

The estimated amount payable is £24,794.50 (£13.71 per sq ft). Interested parties are required to verify this information for themselves with the London Borough of Hammersmith & Fulham.

EPC:

The building has an EPC rating of D (77)

LEGAL COSTS:

Each party will be responsible for their own legal and professional costs incurred in a transaction. The tenant is to pay the landlord's legal costs in the event of an abortive transaction.

VIEWINGS: By appointment through BRECKER GROSSMITH:

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