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338 Uxbridge Road Shepherd's Bush W127LL

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

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### 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.

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# 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<br/>CHARGE:The service charge for the year ending 31 March 2024 is<br/> $\pounds 6,669.00$ . This is subject to a 12.5% management<br/>charge plus VAT. This is non-negotiable

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

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

## CONTACT US TO ARRANGE A VIEWING:





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