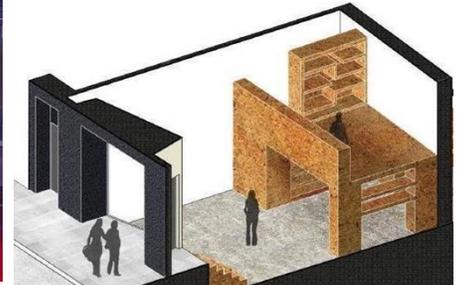
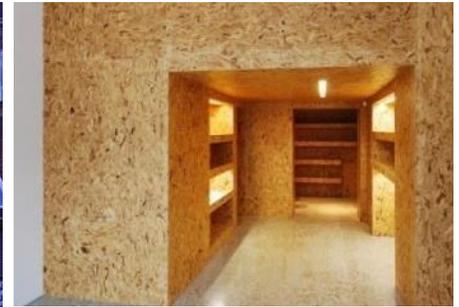


# TO LET

UNIQUE DESIGN & LAYOUT

**MJFINN**  
COMMERCIAL

**020-8995 5678**



## 79 ASKEW ROAD, SHEPHERDS BUSH W12 9AH

**418 sq.ft. (39 sq.m.)**

**Location:** Situated on the east side of Askew Road (B408) in the shopping parade between Becklow Road and Hadyn Park Road. Nearby traders and amenities include Adams Café & restaurant (adjacent), Octavia, Sufi Persian Restaurant, Askewine, Tesco Express and Askew Road Library. Askew Road runs north to south between its junctions with Uxbridge Road (A4020) and Goldhawk Road (A402). Densely populated residential area. Ample Ringo parking available in the surrounding roads. Many bus routes serve the area.

**Description:** This very unique commercial premises is arranged over the sunken ground floor (CH 14'1 max.) and mezzanine level (CH 6'8). With a well fitted kitchenette and WC/washroom. Angled window and entrance with steps leading down to sunken floor level.

### FLOOR

Ground (sunken) floor	270	25
Store room	58	5
Mezzanine	90	8
<b>TOTAL</b>	<b>418 sq. ft.</b>	<b>39 sq. m.</b>

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[info@mjfinncommercial.co.uk](mailto:info@mjfinncommercial.co.uk) | 11 Devonshire Mews, Chiswick, London W4 2HA

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# 79 ASKEW ROAD, SHEPHERDS BUSH W12 9AH

- Features:**
- Sunken ground floor + mezzanine
  - Well presented | Unique finish
  - Full height front window
  - Bespoke timber joinery storage
  - Dual air-conditioning (not tested)
  - Cat 5 cabling throughout
  - Electric shutter + alarm
  - WC/washroom + kitchenette
  - Pop up opportunities available
  - To Let or potentially For Sale
- Terms:** A new full repairing and insuring lease for a minimum term of 5 years.
- Rent:** £17,500 p.a.x.
- Premium:** Nil
- Rates:** Please contact the London Borough of Hammersmith & Fulham. We are advised that the current Rateable Value for the premises is £11,250.
- Interested parties to make their own enquiries with regards to eligibility for rates relief, retail discount etc..
- EPC:** C (71)
- VAT:** VAT may be applicable.
- Legal Costs:** The Tenant to contribute £1,500 plus VAT towards the Landlord's legal costs.
- Possession:** Immediately upon completion of legal formalities.
- Viewing:** Strictly by appointment only.  
**Important note:** all viewing attendees must be wearing a face mask to enter the property.
- Contact:** Dee Hurley  
020 8995 5678  
info@mjfinncommercial.co.uk



Subject to Contract: Dec-20