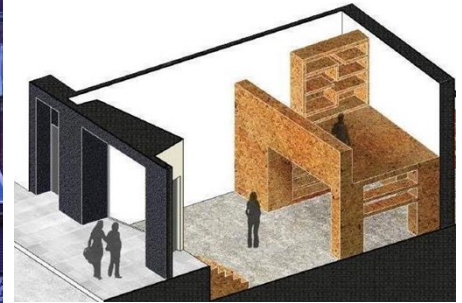


TO LET

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
TOTAL	418 sq. ft.	39 sq. m.

www.mjfinncommercial.co.uk

info@mjfinncommercial.co.uk | 11 Devonshire Mews, Chiswick, London W4 2HA

The Agents for themselves and for the Vendors/Lessors give notice that these particulars do not constitute, nor constitute any part of an offer of contract. All statements contained in these particulars are made without responsibility on the part of the Agents or the Vendor/Lessor. None of the statements contained in these particulars is to be relied upon as statements or representation of facts. Any intending Purchaser/Lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Vendor/Lessor does not make or give and neither the Agents or any person in their employ has any authority to make or give any representation or warranty whatever in relation to this property. V.A.T. may be payable on the purchase price and/or rent, all figures quoted are exclusive of V.A.T.

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 term to be mutually agreed, subject to periodic upward only rent reviews.

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 is not applicable.

Legal Costs:

The Tenant to contribute £1,500 plus VAT towards the Landlord's legal costs.

Possession:

Immediately upon completion of legal formalities.

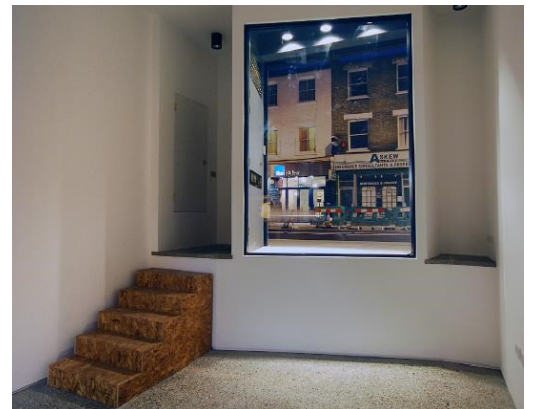
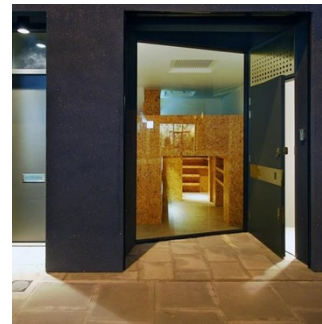
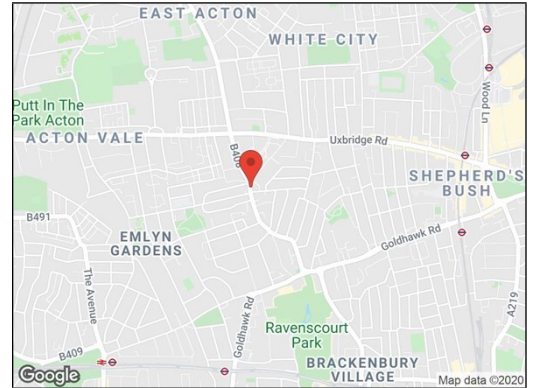
Viewing:

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: Apr-21