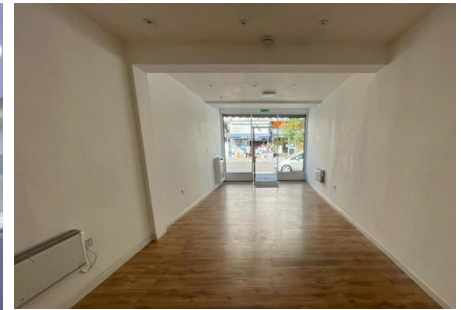


TO LET

CLASS E USE GROUND FLOOR SHOP

MJFINN
COMMERCIAL

020-8995 5678



111 ASKEW ROAD, SHEPHERDS BUSH W12 9AS

765 sq.ft. (71 sq.m.)

Location:

Situated on the east side of Askew Road (B408) in a parade formed by Finley Brewer Estate Agents, 109 Askew opticians, A&E Dry Cleaners, Delight Kebab and Bridge The Gap Café. Other retailers include Askew Paint Centre, Askewines, Co-Op, Northfields Estate Agents, Tesco Express, Ginger Pig Butchers, Laveli Bakery and Marsh & Parsons Estate Agents. Askew Road runs north to south between its junctions with Uxbridge Road (A4020) and Goldhawk Road (A402). Highly populated residential area. Easy access into and out of Central London via A4/M4 & A40 (M) Motorways and the North and South Circular Roads. 'Pay by phone' parking available on Askew Road and Ringo in the surrounding roads. Several bus routes pass the property.

Description:

Very well presented retail premises arranged over the ground floor and offered in very good condition. Plus 2x WCs with vanity area and storage cupboard

► Gross frontage 14'9 ► Net frontage 11'3 ► Built depth 64ft

FLOOR

Retail area	680	63
Kitchenette/Staff room	85	8
TOTAL	765 sq. ft.	71 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.

111 ASKEW ROAD, SHEPHERDS BUSH W12 9AS

Features:

- All ground floor: 765 sq. ft.
- + 2 x WCs
- Skylight to rear retail area
- Fitted kitchenette/staff room
- Wood flooring
- LED lighting
- Roller shutter
- Electric heating (not tested)
- Under stairs storage
- To Let - New Lease

Terms:

Full repairing and insuring lease for a minimum term of 5 years. Rent to be paid quarterly in advance.

Rent:

£29,500 p.a.x.

Premium:

N/A

Rates:

Please contact the London Borough of Hammersmith & Fulham. Rateable value £14,500 (2021/22). Interested parties to make their own enquiries with regards to eligibility for rates relief, retail discount etc..

EPC:

D (88)

VAT:

VAT is not applicable.

Legal Costs:

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

Possession:

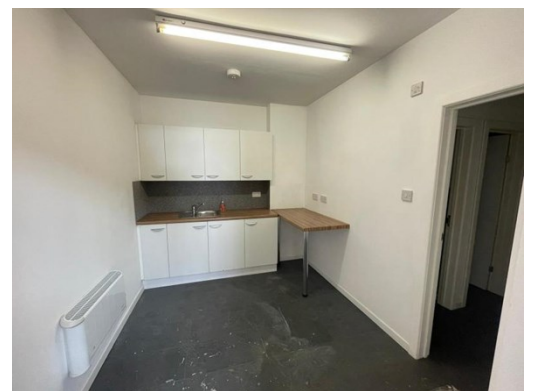
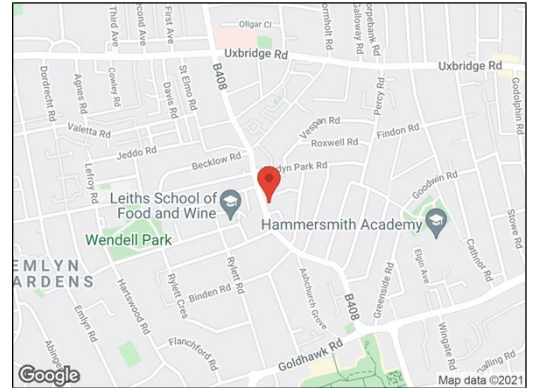
Immediately upon completion of legal formalities.

Viewing:

Strictly by appointment only.
Important note: all viewing attendees must be wearing a face mask to enter the property.

Contact:

Jojo Finn
020 8995 5678
jojo@mjincommercial.co.uk



Subject to Contract: Jan-22