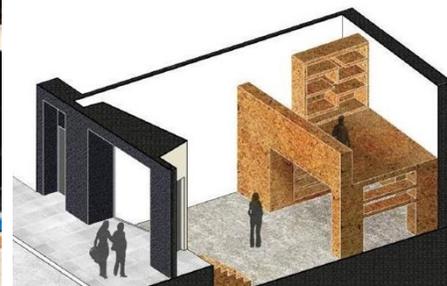


FOR SALE

ATTRACTIVE INVESTMENT OPPORTUNITY

MJFINN
COMMERCIAL

020-8995 5678



79 ASKEW ROAD, SHEPHERDS BUSH W12 9AH

505 sq.ft. (47 sq.m.)

Location: Situated within this vibrant parade of shops on the east side of Askew Road (B408) between Becklow Road and Hadyn Park Road. The retailers serving this densely populated residential area include Giulia's Italian restaurant (adjacent), Askewine, Tesco Express, Askew Road Library, Dulux Decorator Centre, Urban eBikes, Ginger Pig Butchers, Laveli Bakery and Marsh & Parsons. Askew Road runs north to south between its junctions with Uxbridge Road (A4020) and Goldhawk Road (A402).

Description: Trading as Doreen's Coffee House and forming part of this very well maintained building with residential units above. This commercial premises is arranged over the sunken ground floor (CH 14'1 max.) and mezzanine level (CH 6'8) and has recently been refurbished to a very high standard throughout. Angled window and entrance with steps leading down to sunken floor level with mezzanine to the rear.

FLOOR

Sunken Ground Floor GIA	395	37
Mezzanine GIA	110	10
TOTAL	505 sq. ft.	47 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.

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Features:

- INVESTMENT - Virtual Freehold
- T/A Doreen's Coffee House
- Passing rent: £17,500 p.a.x.
- Recently refurbished to a high standard
- Well maintained building
- Popular local shopping parade
- Densley populated residential area
- Rare opportunity
- New 999 year lease
- FOR SALE

Terms:

Virtual Freehold/Long Leasehold to be held for a new term of 999 years at a Peppercorn Ground Rent. Repairs and insurance by fair proportion - recoverable.

Subject to a subsisting full repairing & insuring lease to Doreen's Coffee House Ltd for a term of 10 years from 18 June 2021 (exp. 2031), subject to RPI linked rent review and tenant only break clause at the 5th year anniversary. The lease is contracted inside the security of tenure & compensations provision of the Landlord & Tenant Act 1954 (as amended). Passing rent £17,500 p.a.x.

Price:

£350,000

Rates:

London Borough of Hammersmith & Fulham. Rateable value: £11,250 (2021/22).

EPC:

C (71)

VAT:

VAT is not applicable.

Legal Costs:

Each party to be responsible for its own legal costs in this transaction. The purchaser is requested to pay the Vendor's solicitor £5,000 prior to the draft contract being sent out.

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: Dec-21

CONTACT US
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