

# TO LET

LARGER THAN AVERAGE - READY FOR FIT OUT

**MJFINN**  
COMMERCIAL

020-8995 5678



## UNIT 1, 120 ASKEW ROAD, SHEPHERD'S BUSH W12 9BL

**1,515 sq.ft. (141 sq.m.)**

**Description:** Arranged over the ground floor only. Class E Use premises ideal for retail, showroom, professional/medical services, offices or health & fitness, to serve this vibrant and densely populated residential neighbourhood. Built depth of over 20 meters with option to reinstate large roof lantern to rear.

> NET INTERNAL AREA: 1,515 sq ft (140.73 sq m) + DDA W.C/washroom

> GROSS INTERNAL AREA: 1,580 sq ft (146.77 sq m)

Internal Width: 23 ft 3 (7.15 m) | Built Depth ave.: 67 ft 6 (20.58 m)

Window frontage: 18 ft (5.49 m) | Gross frontage: 21 ft (6.40 m)

**Location:** Situated on the popular east side of Askew Road, forming part of this modern development with Marsh & Parsons estate agents. Nearby traders include Gail's, Lark London, Tesco Express, Co-op, Askew Paint Centre, and diagonally opposite The Ginger Pig butchers. Askew Road (B408) runs north to south between its junctions with Uxbridge Road (A4020) and Goldhawk Road (A402). Pay & Display parking available along Askew Road and RingGo in surrounding roads. Several bus routes serve Askew Road and others nearby.

### FLOOR

All ground floor NIA	1,515	141
+ WC/washroom (DDA)	-	-
<b>TOTAL</b>	<b>1,515 sq. ft.</b>	<b>141 sq. m.</b>

[www.mjfinncommercial.co.uk](http://www.mjfinncommercial.co.uk)

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

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## Features:

- Class E Use retail premises
- ALL Ground Floor GIA 1,580 sq.ft.
- Modern glazed frontage | Central door
- Built depth 67 ft 6 ave.
- Opportunity for ROOF LANTERN to rear
- 3 Phase power
- 2x WC already fitted
- Densely populated residential area
- TO LET - NEW LEASE
- Joint agents with ROTH Associates

## Terms:

A new full repairing & insurance lease, by way of service charge, for a term of 12 years, upward only rent reviews every 4th year. Deposit required.

## Premium:

Not applicable.

## Area:

1,515 sq. ft. (141 sq. m.)

## Rent:

Rental offers are invited in the region of £45,000 per annum exclusive.

## Service Charge:

TBC - Reimbursement of the Landlord's costs, including Building Insurance premium.

## Rates:

Please contact the London Borough of Hammersmith and Fulham. The rateable value for the current year is £26,000.

Interested parties to make their own enquiries with regards to eligibility for rates relief, retail discount etc..

## EPC:

Pending ()

## VAT:

VAT is applicable.

## Legal Costs:

Each party to be responsible for payment of their own legal costs involved in this transaction.

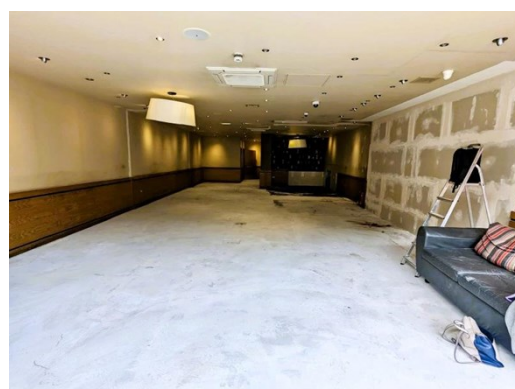
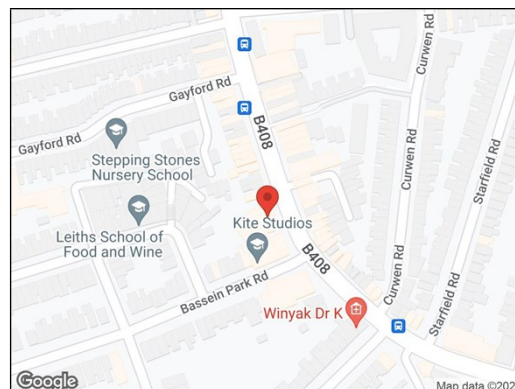
## Possession:

May 2024.

## Viewing:

Strictly by appointment only. Please contact us on 020 8995 5678

Stephen Roth  
02074995051  
sar@rothassociates.co.uk



Subject to Contract: May-24

**CONTACT US**  
020 8995 5678

info@mjincommercial.co.uk  
www.mjfinncommercial.co.uk

11 Devonshire Mews  
Chiswick, London W4 2HA

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