

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)	-	-
TOTAL	1,515 sq. ft.	141 sq. m.

www.mjfinncommercial.co.uk

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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.

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

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:

B (33)

VAT:

VAT is applicable.

Legal Costs:

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

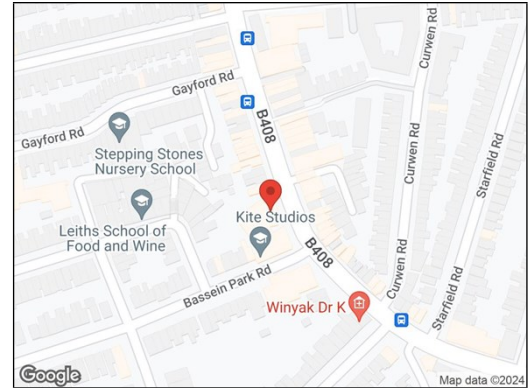
Possession:

May 2024.

Viewing:

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

Stephen Roth
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Subject to Contract: May-24

CONTACT US
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