

**REFERENCE:** 8003 – Londis, London W12



- **Prominent Freehold Shop and Office Investment.**
- **Attractive five storey building.**
- **Adjacent to Shepherds Bush Underground Station**
- **Ground floor trades as Londis**
- **Rent deposit of £64,000 from Londis.**

## Freehold Retail & Office Investment – London W12

**ADDRESS:** 54 Uxbridge Road, Shepherds Bush, W12 8LP

### LOCATION

Shepherds Bush forms part of the London Borough of Hammersmith & Fulham and is located 3 miles west of Central London. The area benefits from its proximity to the A40 motorway, the A4 and in addition is served by numerous bus routes and London Underground (Metropolitan and Central Lines).

### SITUATION

The property is situated on the north side of Uxbridge Road forming part of a parade of shops fronting Shepherds Bush Green. The property is located adjacent to Shepherds Bush Underground Station (Central Line) and next to a number of busstops. We understand that there are proposals to improve and enlarge the underground station and a proposal for a tram service down the Uxbridge Road. Occupiers close by include McDonald's, Superdrug, Specsavers, Slug & Lettuce, KFC and Starbucks.

### DESCRIPTION

This attractive corner property is arranged on basement, ground and three upper floors to provide a ground floor shop with ancillary basement accommodation. The upper floors provide traditional cellular office accommodation accessed via an entrance on Uxbridge Road.

No	Tenant	Accommodation	Lease Terms	Rent
Ground & Basement	Niza Enterprises Ltd. ( t/a Londis)	Gross Frontage: 31'6'', Net Frontage: 26'10'', Return Net Frontage: 11'2'', Shop Depth: 63'11'', Built Depth: 78'9'', Basement: 2,282 Sq. Ft.	25 years from 25 March 2005, FRI & 5 year rent reviews. Rent Deposit of £64,000 held.	£64,000 p.a.
1st Floor Front	P Hooper (t/a Barrington Publications)	First Floor (Front) : 719 Sq. Ft.	11 years from 1 March 2010, FRI and 5 yearly rent reviews.	£14,000 p.a.
1 <sup>st</sup> Floor Rear	Angel Human Resources Ltd.	First Floor (Rear) : 697 Sq. Ft.	12 years from 25 March 2005, FRI and 4 yearly rent reviews.	£12,750 p.a.
2 <sup>nd</sup> and 3 <sup>rd</sup> Floors	The English Studio Ltd.	Second Floor: 839 Sq. Ft. Third Floor: 912 Sq. Ft.	16 years from 25 March 2005, FRI and 4 yearly rent reviews.	£32,250 p.a.

**RENT:** £123,000

**TENURE:** Freehold

**VAT IS:** Not Applicable.

**PRICE:** Offers in excess of £ 2,400, 000 – 4.9% Net

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