

# PRIME PREMISES TO LET 68 UXBRIDGE ROAD, SHEPHERD'S BUSH, LONDON, W12

## LOCATION

The property is located in prime pitch on the north side of Uxbridge Road, close to Shepherd's Bush Station.

Operators close by include Starbucks, Taco Bell, Costa Coffee, Wenzels Bakery, McDonalds and KFC.

## ACCOMMODATION

The premises is arranged over ground and basement floors, offering the following approximate areas:

Ground Floor	1,042 sqft
Basement	932 sqft
Total Areas:	1,974 sqft

## LEASE

A new lease is to be made available for a term to be agreed.

## RENT

£69,500 per annum exclusive.

## USE

The premises have E Class planning use. A variety of uses will be considered.



## RATES

Rateable Value 24/25 : £49,250

Rates Payable 24/25 : £24,576 per annum

The above figures are an estimate and may be subject to rates relief. Interested parties are advised to make their own enquires with the relevant Local Authority.

## TIMING

The premises are available from June 2024.

## LEGAL COSTS

Each party to bear their own legal and associated costs in connection with the transaction.

## EPC

Available on request.

## VIEWINGS:

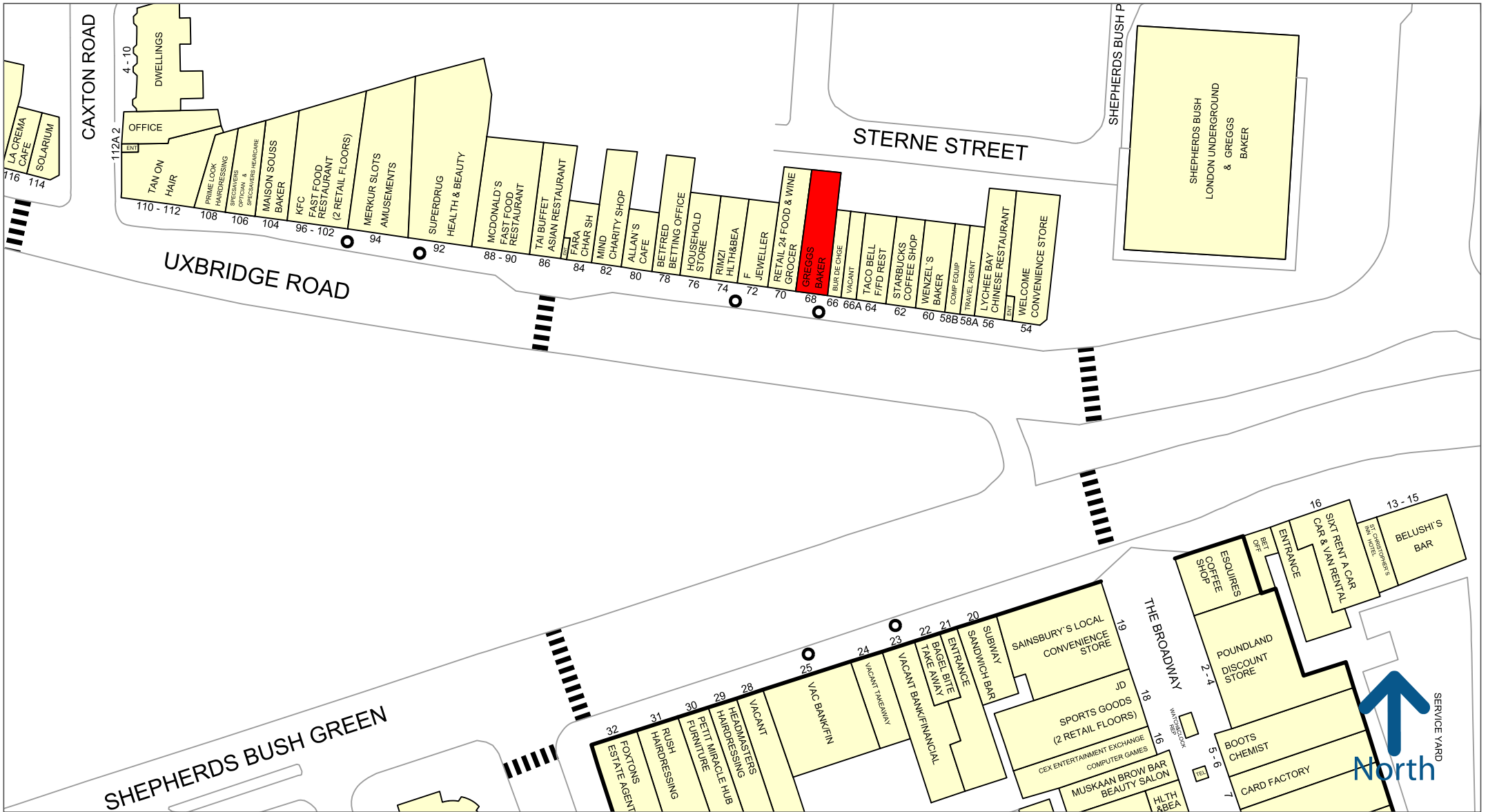
To be strictly arranged through, Blanchflower Lloyd Baxter:

Oliver Fowler

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*These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.*



50 metres

Experian Goad Plan Created: 02/05/2024

Created By: Blanchflower Lloyd Baxter

For more information on our products and services:

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