

TELEPHONE

020 8995 5678**“PROMINENT CORNER POSITION”****SHOP** (A1 Use) – **515 sq. ft.** [47.85m²]**140 – 142 ASKEW ROAD**
Shepherds Bush W12 9BX**TO LET - By Assignment or New Lease****LOCATION:**

Prominently situated on the west side of Askew Road (B408) at its corner with Ashchurch Grove; opposite Sainsbury's Local. Other nearby businesses include Ginger Pig butchers, Costa Coffee, Marsh & Parsons, Askew Wines, Laveli Bakery, The Orchard Tavern along with a number of independent restaurants. Askew Road runs north to south between its junctions with Uxbridge Road (A4020) and Goldhawk Road (A402), serving this densely populated residential area. Easy access into and out of Central London via A4/M4 & A40 (M) Motorways and the North and South Circular Roads. Ravenscourt (District line) and Goldhawk Road (Hammersmith & City and Circle lines) stations are both within 1 mile to the south and east respectively. 'Pay & Display/Ringo' available on Askew Road and the surrounding roads. Bus routes serve the area.

ACCOMMODATION: This corner Shop (**A1 Use**) is arranged on the ground floor and provides the following approximate floor areas:

SHOP **515 sq. ft.** (47.85m²)

Gross Window Frontage	- 46'9 (14.25m)
Shop Depth (max.)	- 25'10 (7.88m)

PLUS: W.C/WASHROOM

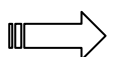
(Floor areas etc. are for guidance only)

www.zoopla.co.uk www.shopproperty.co.uk www.movehut.co.uk

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FEATURES:

A1 USE CORNER SHOP • Larger than average window frontage • Very good natural light • Two separate entrances • CCTV • Densely populated residential area • Convenient parking • **TO LET – By Assignment or New Lease**



TERMS

LEASE:

The remainder of a full repairing and insuring lease for a term of 6 years from November 2014 (exp. 2020).

The lease is held outside of the security provisions of the Landlord and Tenant 1954 Act, Part II as amended.

Landlord will consider a new lease on term to be agreed; dependent on length of lease.

PASSING RENT:

£23,000 per annum exclusive. *V.A.T is not applicable.*

LEGAL COSTS:

The in-going tenant to pay £1,500 towards the Assignor's costs.

RATES:

Please contact the London Borough of Hammersmith & Fulham on 020 8753 6681 option 6. *The rateable value for the shop is £14,000 – discount available for small businesses (applicants to make their own enquiries).*

EPC:

Band C (64).

POSSESSION:

Immediately upon completion of legal formalities.

VIEWING:

Strictly by appointment through the Assignor's sole agent:

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N.B. Rent, etc. quoted exclusive of V.A.T.

Subject to Contract 05/2019