



99 Uxbridge Road, Shepherd's Bush, London W12 8NL

UNBROKEN MIXED-USE
FREEHOLD FOR SALE

COMMERCIAL UNIT
& FOUR FLATS

CURRENTLY PRODUCING
£119,800

SALE ON BEHALF OF
JOINT LPA RECEIVERS



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Summary

- Unbroken mixed-use freehold for sale
- Prominently located in Shepherds Bush, W12
- Commercial unit & four flats (3 x 2 & 1 x 3 bedroom flats)
- Fully-let with current passing rent of £119,800
- Commercial stamp duty rates apply
- Guide price- £1.75m
- Sale on behalf of joint LPA receivers





Description

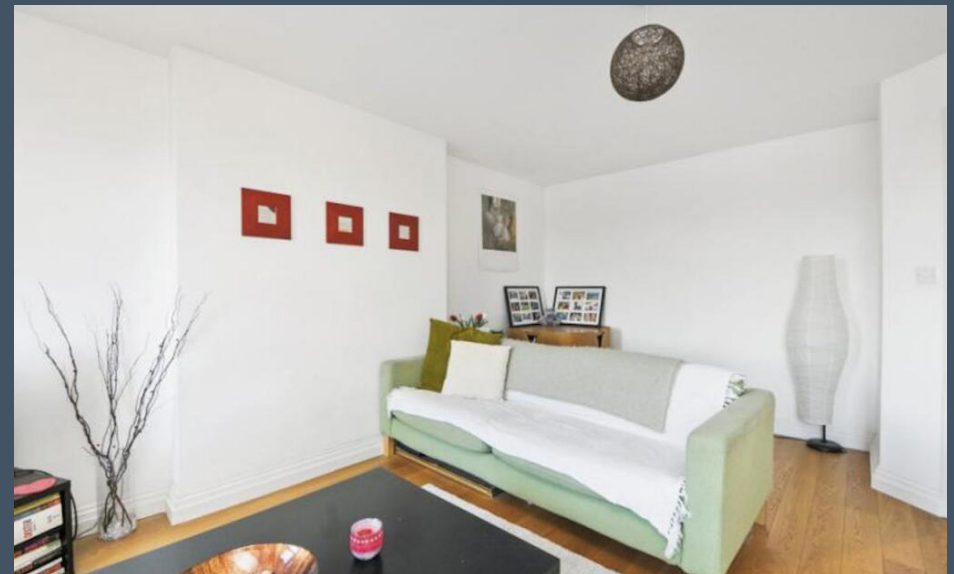
An opportunity to purchase a substantial, unbroken mixed-use freehold property which is prominently located on Uxbridge Road in Shepherds Bush. The property comprises a ground floor and basement commercial unit which is currently let to a specialist travel agency who have been in occupation for over 20 years at a current passing rent of £16,000 per annum and four flats in the upper parts (three 2-bedroom flats and one 3-bedroom flat) which are currently fully let on ASTs at a passing rent of £103,800 per annum.

The property benefits from an impressive internal specification which alongside the plethora of retail, hospitality, leisure, and transport facilities which are located close-by has led to premium rents being achieved from professional working tenants in the flats whilst the prominent location and high footfall has led to the commercial tenants continuing their occupation for well over 20 years.

EPC

The commercial EPC rating is B and the flats EPC ratings are C.

Copies of the certificates are available upon request.



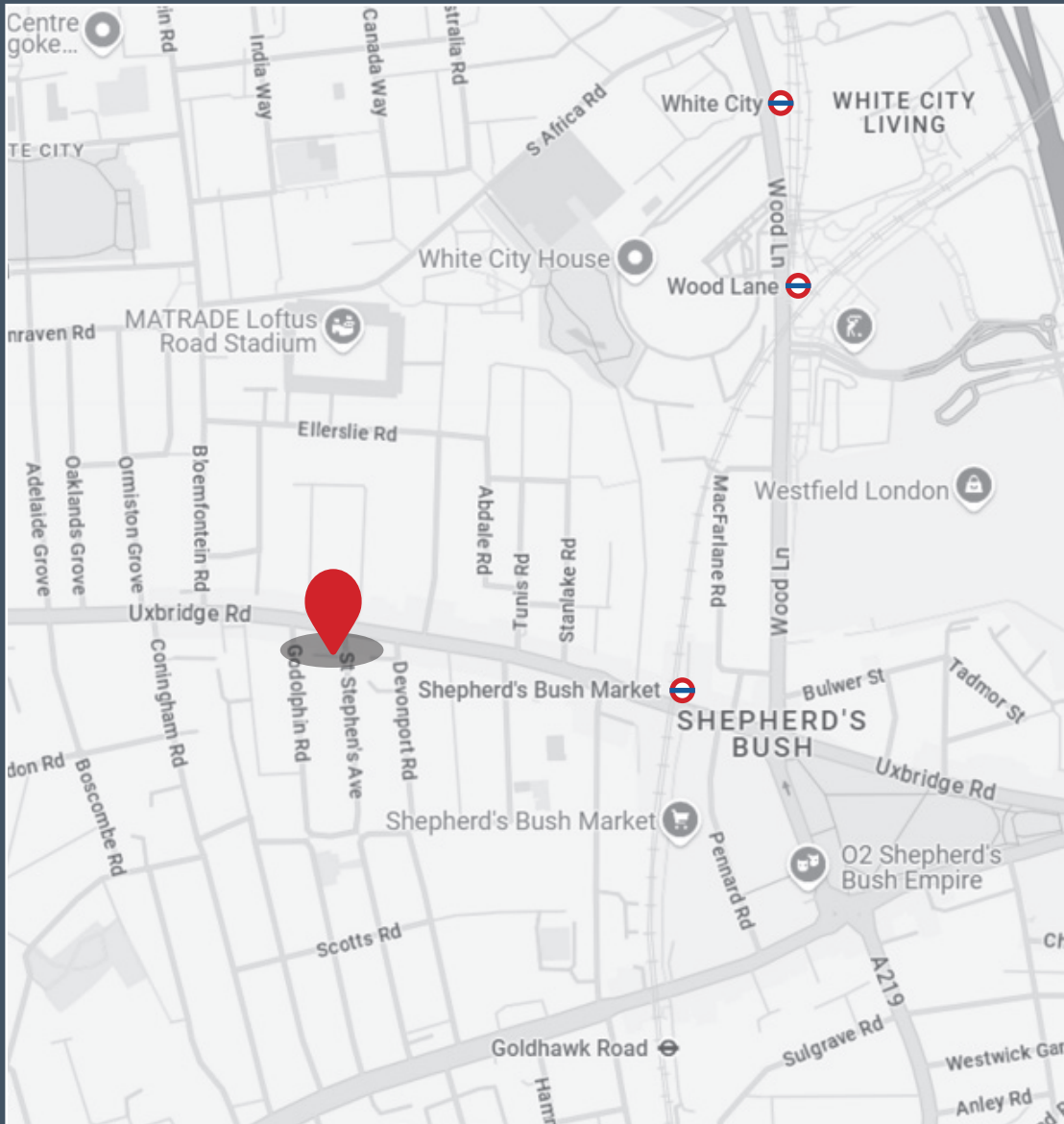
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[Location](#)

[Terms](#)

Schedule of Accommodation and Current Rents

Unit	Floor	Beds	Baths	Size (sqm)	Size (sqft)	Current Rent
Commercial	Ground & Basement	n/a	n/a	n/a	847	£ 16,000
Apartment 1	Ground & Basement	3	2	83	893	£ 29,400
Apartment 2	First	2	1	58	651	£ 23,400
Apartment 3	Second	2	2	61.2	667	£ 25,200
Apartment 4	Third	2	1	58.5	629	£ 25,800
Total				342.7	3,687	£ 119,800



Location

The subject property is positioned centrally on busy Uxbridge Road (A4020) in the heart of Shepherd's Bush with an array of retail, hospitality and leisure facilities within close walking distance including the landmark Westfield Shopping Centre.

In terms of transport connections, Shepherd's Bush Market station is located 0.3 miles away from the property offering commuters with access to the Circle and Hammersmith & City lines of the London Underground whilst Shepherd's Bush Station is located 0.6 miles away and provides commuters with access to the Central Line of the London Underground as well as London Overground and Southern rail services.



The Property

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Guide Price - £1.75m F/H



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VAT

We understand that the property is not VAT elected and therefore VAT does not apply.

Further Information

Copies of the following are available upon request-

- Commercial lease & AST's
- Floorplans
- Virtual tours of each flat
- Photographs of each flat
- Title documents
- EPC's



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Viewings

All viewings are strictly by appointment only with sole agents Acorn Land & Commercial. Please contact our offices on 0207 089 6555 for further information.

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The Property

Location

Terms