



1 Keith Grove

Shepherd's Bush, London, W12 9EY

**Small & economical
commercial premises to let
on new lease – no premium**

238 sq ft
(22.11 sq m)

- Corner site on Uxbridge Road
- Small economical shop
- Small business rates relief should apply for qualifying tenants
- Security shutter
- Available on new lease
- No premium

1 Keith Grove, Shepherd's Bush, London, W12 9EY

Summary

Available Size	238 sq ft
Rent	£12,000 per annum £5,000 premium.
Rateable Value	£8,600 Small Business Rates Relief should apply for qualifying tenants
Service Charge	TBC
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (79)

Description

The property comprises a small shop, triangular in shape, with the WC at the rear. The property benefits from a shutter door. It is previously been used as a barber.

Location

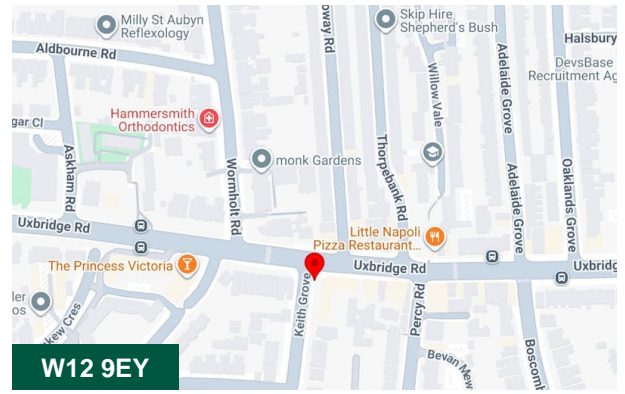
The property is located on the south side of the busy Uxbridge Road (A4020), Shepherd's Bush, in the London Borough of Hammersmith & Fulham. Local transport links are excellent, with many local buses running along Uxbridge Road. The A40 is c.1 mile to the north. Trendy Askew Road is close by.

Terms

Available to let on a new fully repairing and insuring lease outside the Landlord & Tenant Act 1954, otherwise on terms to be agreed. A premium of £5,000 will be required.

Viewings

Strictly by Appointment with Whitman & Commercial



Viewing & Further Information



Jeremy Day FRICS

020 8747 8800 | 07966 810030

jd@whitmanandco.com