



79 Askew Road

London, W12 9AH

Askew Road retail premises for sale or to let

464 sq ft
(43.11 sq m)

- Popular Askew Road location
- Ground Floor & Mezzanine
- Rare freehold* opportunity
- Alternatively available To Let on a new lease
- Suit retail, showroom, beauty, estate agent, office
- Architecturally-designed
- Note: No extraction/hot food potential

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Summary

Available Size	464 sq ft
Rent	£28,000 per annum
Price	Offers in excess of £375,000
Rateable Value	£12,250 Small Business Rates Relief should apply for qualifying ratepayers
Service Charge	25% of building expenses
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (76)

Description

This architecturally-designed property offers eye-catching modern space, suitable for retail, showroom or office uses. The shop features an arcaded frontage with a roller shutter. Internally, the property benefits from in excess of 14' ceiling height, and stairs lead to a small well-lit mezzanine office area at the rear. Kitchenette. WC. Single phase electricity. Air conditioning. No gas.

Location

Askew Road is a vibrant and well-connected west London commercial destination, with a diverse mix of independent shops, café's, restaurants and local services. The property is located on the eastern side of Askew Road, between its junction with Goldhawk Road to the south and Uxbridge Road to the north.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor	367	34.10	Available
Mezzanine - Mezzanine	97	9.01	Available
Total	464	43.11	

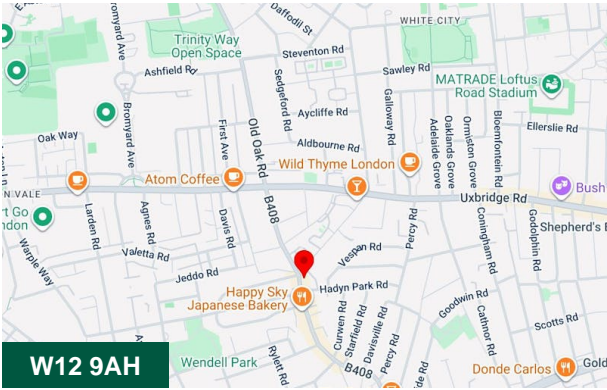
Terms

Offers are invited for the freehold interest with vacant possession*.

Rental offers are also invited, which should include; Name/Names of Tenant and Guarantors (or other security to be provided), lease length and rent, and a one-page summary business plan identifying the use to which the premises will be put, and to provide assurance to the landlord (background, experience, credentials, viability, etc). NB. Personal Guarantors WILL be required. We refer you to the RICS Code for Leasing Business Premises, which provides some important guidance on commercial leasing matters.

Purchasers & Tenants will be required to provide identity information so Anti-Money Laundering checks can be undertaken before an offer can be accepted on any property that we are marketing.

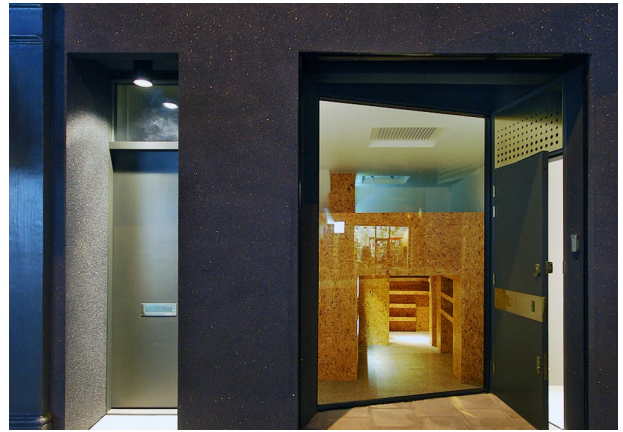
*The long leaseholders of the residential flats have a statutory right of pre-emption. A new 250 year long leasehold interest in the shop can also be discussed.



Viewing & Further Information

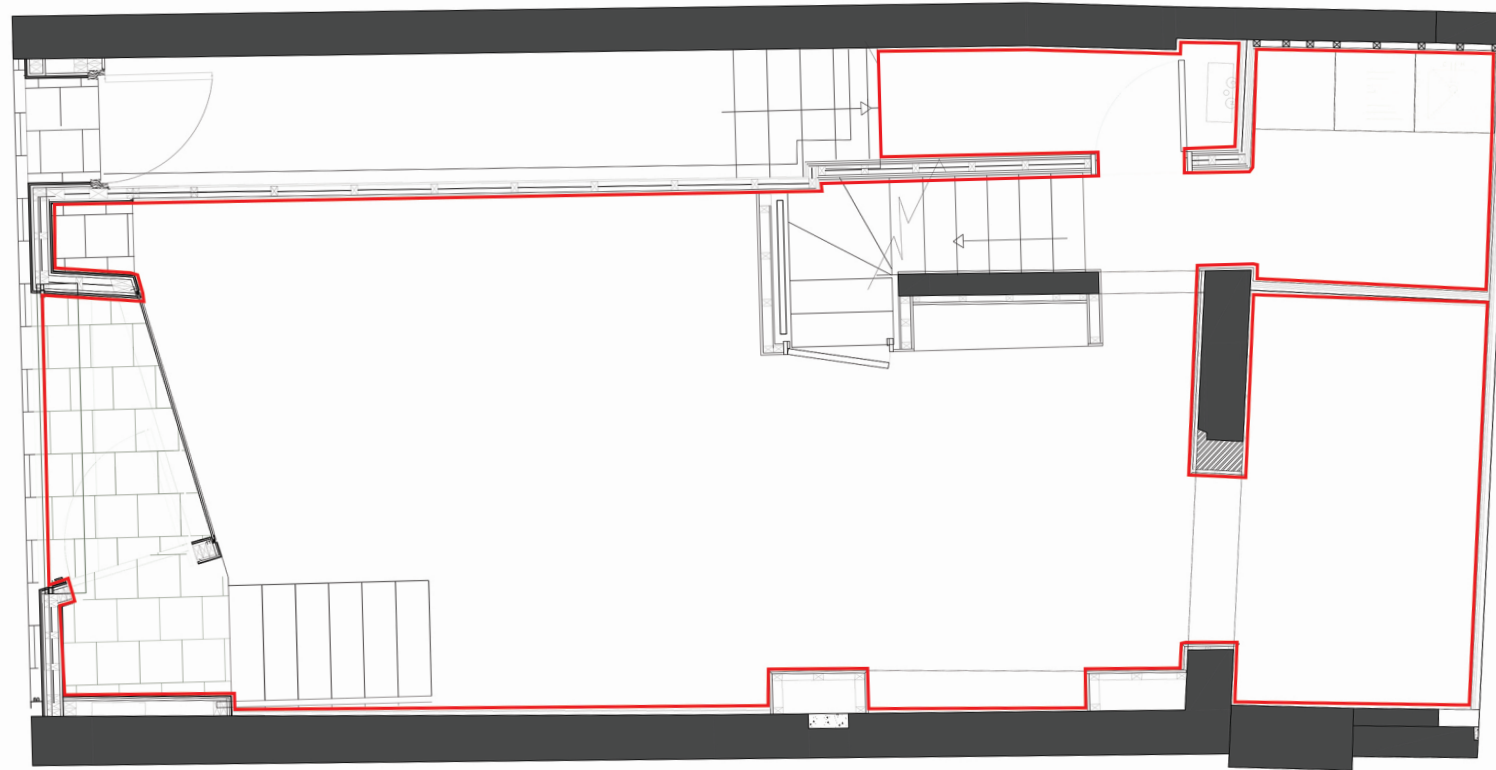


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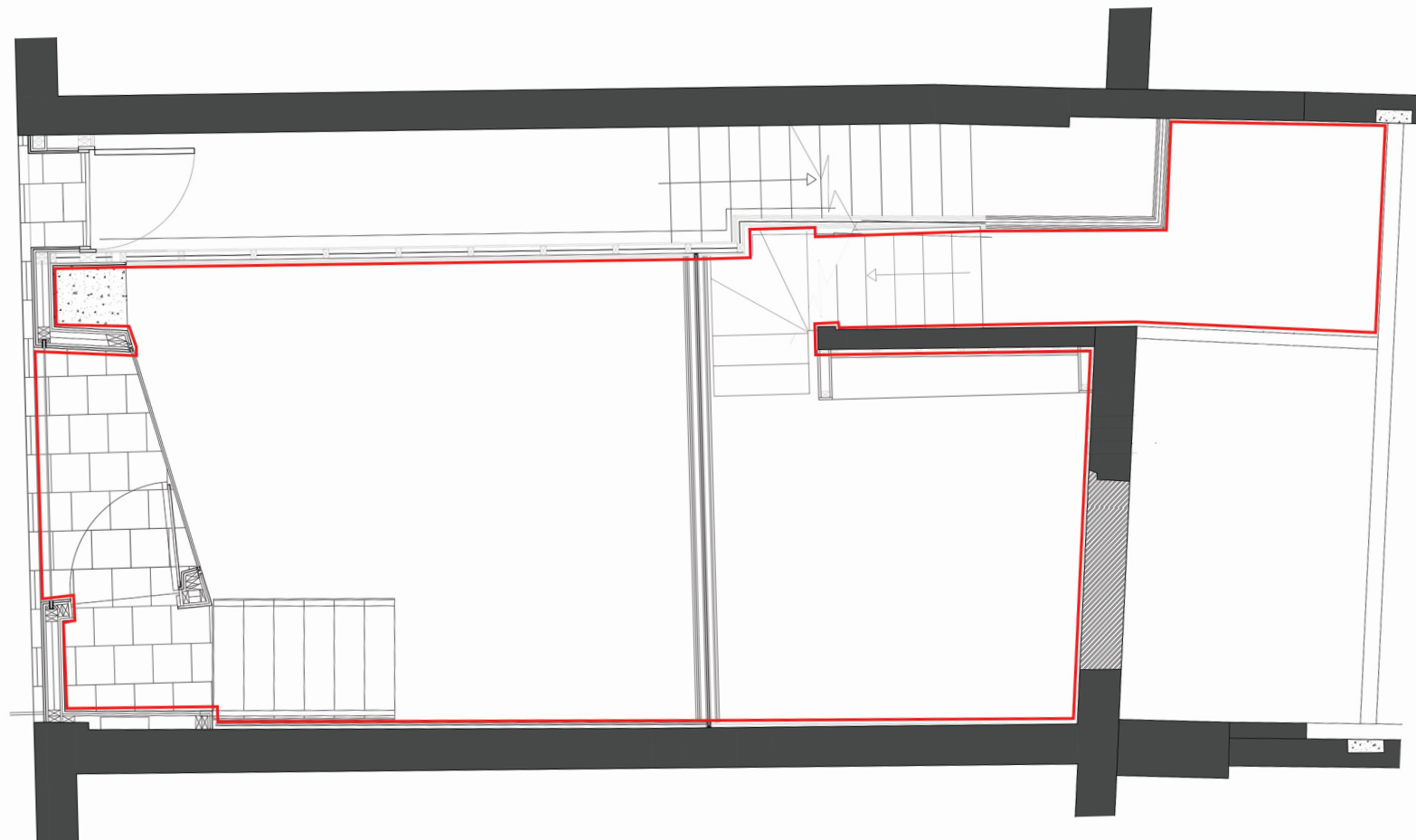




Ground Floor



Mezzanine Level



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