

Lot 8, 56 Shepherd's Bush Road, Shepherd's Bush, London,

W6 7PH

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



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Property Information

Central London Retail Investment

- Let to an Individual t/a Kings & Queens until 2033 (Subject to Option)
- Popular West London Suburb
- 300m East of Goldhawk Road Underground and 500m West of Shepherd's Bush Underground
- VAT Free Investment
- Neighbouring Occupiers include Sainsbury's, Lidl, William Hill, Barnard Marcus, Gail's Bakery and a mix of Local Retailers as well as many independent budget hotels.

Lot 8 **Auction** 21st September 2023

Rent £22,500 per Annum Exclusive **Status** Available

Sector High Street Retail **Auction Venue** Live Streamed Auction

Location

Miles 1 mile west of Holland Park, 1 mile north of Hammersmith, 3 miles west of the West End
Road A4, A3220, A219
Train 300m east of Goldhawk Road Underground (Circle and Hammersmith), 500m west of Shepherd's Bush Underground Station (Central)
Air London City Airport, London Heathrow Airport

Situation

The property is situated on Shepherd's Bush Road (A219), the main arterial route through from Shepherd's Bush Green to Hammersmith. The property benefits from excellent public transport links with Goldhawk Road Underground and Shepherd's Bush Underground stations just a short walk away.

Within immediate locality is a mix of residential and commercial buildings with nearby occupiers including Sainsbury's, Lidl, William Hill, Barnard Marcus, Gail's Bakery and a mix of Local Retailers as well as many independent budget hotels.

Tenure

Virtual Freehold. Held for a term of 999 years at a fixed peppercorn rent from completion of the sale.

EPC

Band E

Description

The property comprises a lock up shop with retail accommodation on the ground floor and ancillary accommodation in the basement. The Upper floor comprise 3 self contained flats which are accessed from a separate entrance at the front of the property.

VAT

VAT is not applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground Basement	Retail Ancillary	29.02 31.91	(312) (344)	AN INDIVIDUAL (t/a Kings & Queens)	10 years from 24/03/2023 (2)	£22,500 (2)	24/03/2028 (23/03/2033)
Total Approximate Commercial Floor Area		60.91(1)	(656) (1)			£22,500 (2)	

(1) The lease provides for a tenant option to determine the lease on 24/03/2028 upon serving 6 months written notice. The Seller is holding a rent deposit of £5,625.

(2) The lease provides for the tenant to pay a concessionary rent of £11,250 per annum exclusive for the first 6 months of the term. The Seller will pay the Buyer the difference between £11,250 per annum exclusive and £22,500 per annum exclusive from completion of the sale until the end of the 50% concessionary rent period. Therefore the property will produce £22,500 per annum exclusive/.

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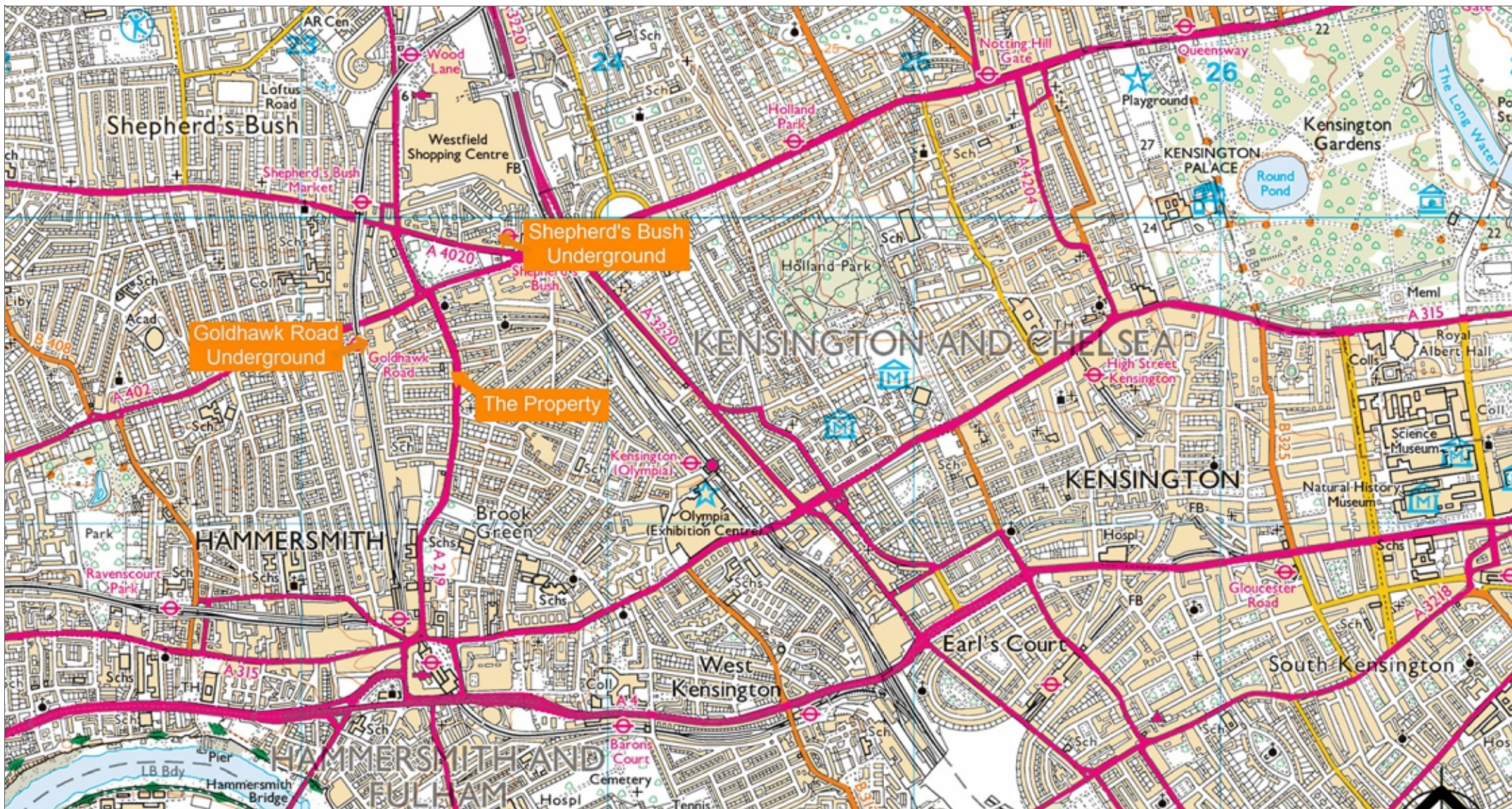
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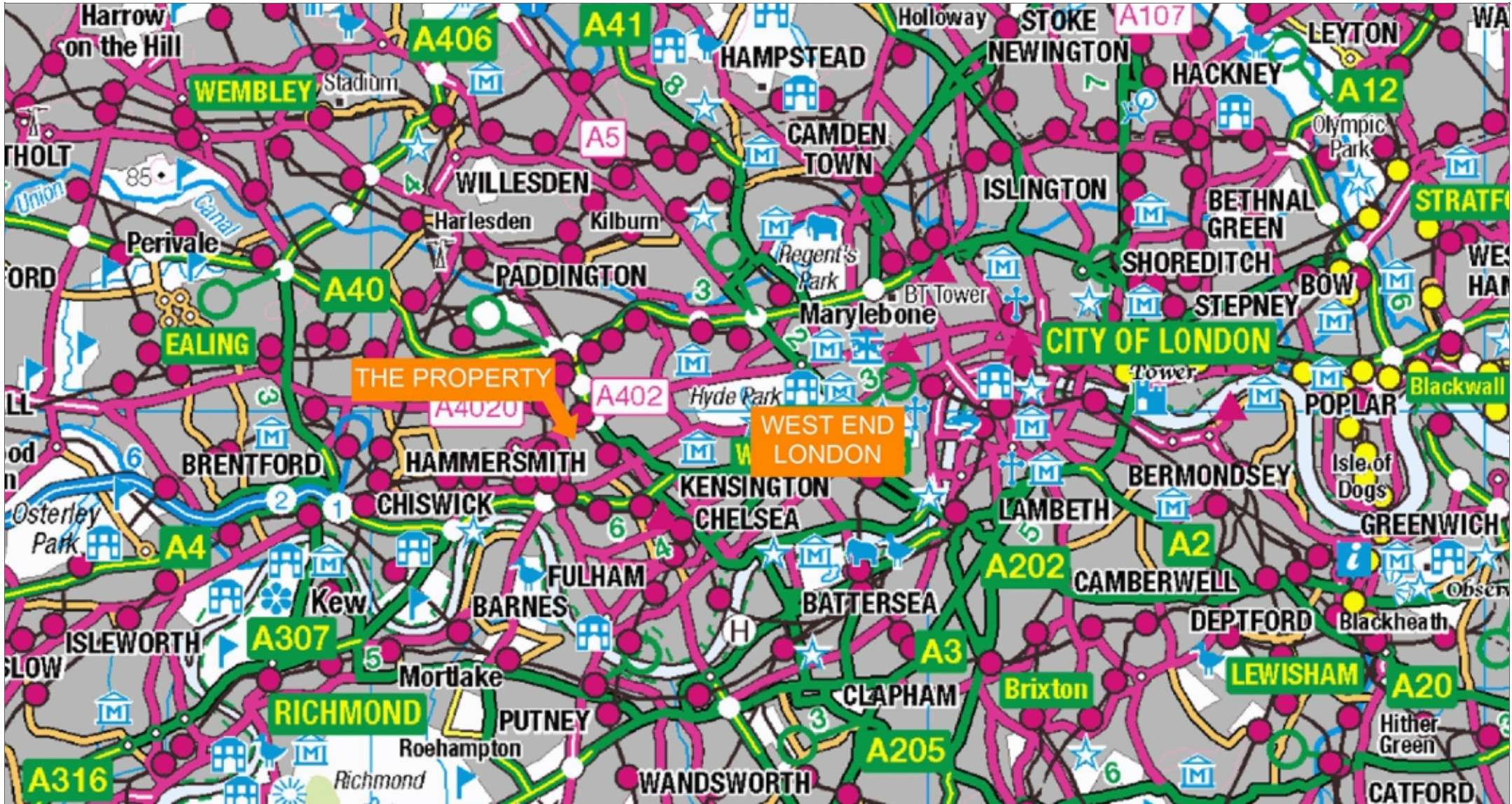
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Contacts

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September 2020