

London W12

124 Uxbridge Road, Shepherd's Bush W12 8AA

- A Freehold Mid Terrace Building
- Arranged to provide a Shop Unit with Basement and Three Flats above
- Shop Unit and Basement subject to a Lease
- Each Flat subject to an Assured Shorthold Tenancy
- Possible potential for Extensions above and to the Rear subject to obtaining all necessary consents
- Total Current Rent Reserved **£76,960 per annum (equivalent)**

**FIRST TIME ON THE MARKET
SINCE 1924**

To View

The property will be open for viewing every Tuesday and Saturday before the Auction between 4.15 – 5.15 p.m. These are open viewing times with no need to register. (Ref: UD). (No access to the shop unit on Saturdays)

Joint Auctioneer

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INVESTMENT – Freehold Building



Tenure

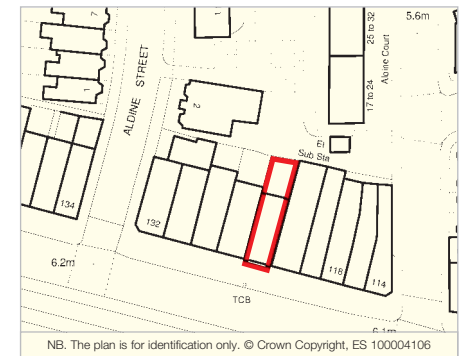
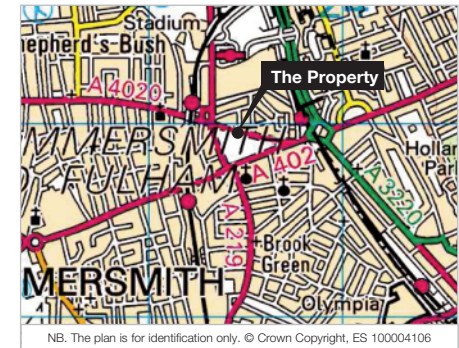
Freehold.

Location

Shepherd's Bush is a busy residential and commercial district of West London approximately three miles from Marble Arch. Uxbridge Road runs west from Holland Road along the northern edge of Shepherd's Bush Green to Hammersmith. The property overlooks the Green and is located between Aldine Street and Caxton Road. Westfield Shopping Centre and Shepherd's Bush Market are both close by. Underground and Rail services run from Shepherd's Bush Station, which is within walking distance to the east.

Description

The property comprises a mid terrace flat fronted building which is arranged to provide a shop unit on the ground floor with basement beneath. The shop and basement are currently occupied by a dry cleaning business.



The residential upper parts are accessed from a separate street entrance to the right of the shop frontage. There are three flats in total. The top (third) floor flat is self-contained. The first and second floor flats each has use of its own separate half landing cupboard housing a gas-fired boiler and providing utility space for washing machine and tumble-dryer. Each unit has separate gas central heating. To the rear of the building, there is a single storey flat roof extension. There is a rear yard with decking beyond this. The property may afford possible potential for extensions either on additional levels or to the rear, subject to obtaining all necessary consents. Similar extension work has been undertaken to the adjacent buildings.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

Floor	Accommodation (Dimensions and Areas Approximate)			Tenancies	Current Rent p.a.
Ground – Shop	Gross Frontage	6.0 m	(19' 9")	Subject to a lease for a term of 12 years from 29th July 2009 on FR&I terms Rent reviews every 4th year, upward only	£33,000 p.a.
	Net Frontage	4.65 m	(15' 3")		
Basement	Internal Width Front	4.34 m	(14' 3")	Subject to an Assured Shorthold Tenancy from 2nd July 2017 expiring 1st July 2018	£13,260 p.a. (£1,105 p.c.m.)
	Shop Depth	9.00 m	(29' 6")		
	Built Depth	15.50 m	(51' 0")		
	Shop Area	33.00 sq m	(355 sq ft)		
	Rear Workroom				
	WC and Store				
First – Flat A	Two Rooms	32.33 sq m	(348 sq ft)	Subject to an Assured Shorthold Tenancy for a term of 6 months from 5th March 2018 expiring 5th September 2018	£16,140 p.a. (£1,345 p.c.m.)
Second – Flat B	Two Rooms, Kitchen/Dining Area, Bathroom/WC				
Third – Flat C	Half Landing Cupboard housing Boiler and Utility Appliances				
Self-Contained Flat – Two Rooms, Kitchen/Dining Area, Bathroom/WC				Subject to an Assured Shorthold Tenancy from 21st October 2017 expiring 20th October 2018	£14,560 p.a. (£1,213.33 p.c.m.)

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.