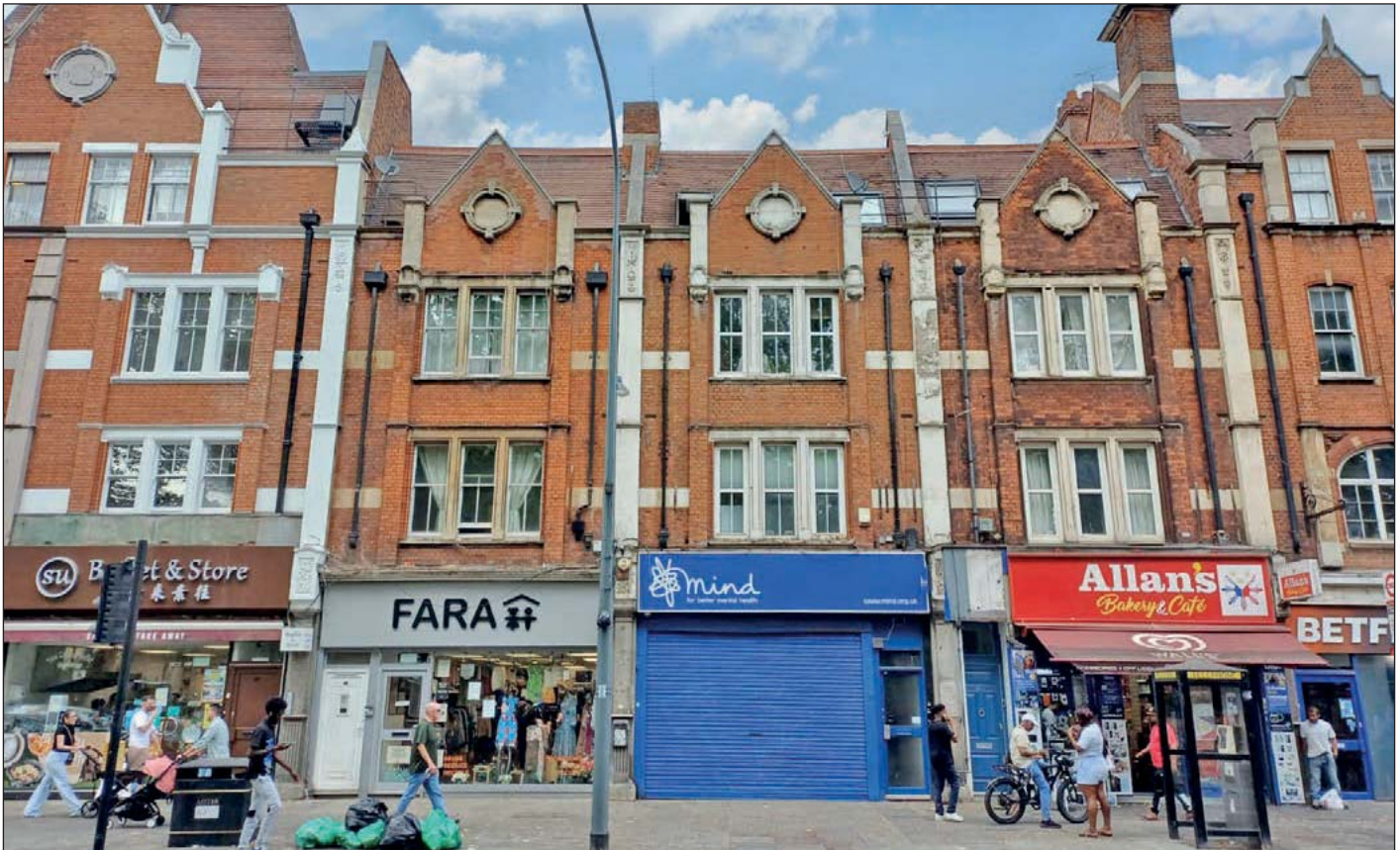




All enquiries Ref: Kristian Georgiou

- **Freehold mixed-use building with ground floor shop**
- **Upper residential parts sold off on a lease (89 years unexpired)**
- **Investment (Rent reserved: £36,000 per annum)**

Location:

The property is situated on Uxbridge Road (A402) in Shepherd's Bush. The property occupies a prominent trading position within an established retail parade close to Shepherd's Bush town centre and Westfield London. Public transport links include Shepherd's Bush Station (Central Line and London Overground) together with a network of local bus services serving the surrounding vicinity. Shepherd's Bush Market Underground Station is also within close proximity. Road links include the A402 (Uxbridge Road) and the A40 (Westway/Western Avenue). Shopping amenities can be found locally within Shepherd's Bush Town Centre, with an extensive range of shops, bars and restaurants being found in Westfield London and along Uxbridge Road. Recreational pursuits can be found locally at the open spaces of Shepherd's Bush Green and Holland Park.

Description:

A freehold mixed-use investment property comprising a ground floor retail unit with basement storage together with two self-contained upper floor flats, one held on a leasehold with 89 years unexpired. The ground floor and basement is held on an expired lease to a charity shop occupied by Mind (National Association for Mental Health).

Tenancy:

The commercial element of the property is let to Mind (National Association for Mental Health) for a term of 5 years from 24 June 2020 at a rent of £36,000 per annum. The lease has now expired. The landlord has served a Section 25 Notice under the Landlord and Tenant Act 1954 seeking termination of the existing tenancy. The landlord has offered a new lease for 5 years from 06/12/2026 at a rent of £39,000 p.a.

Rent reserved:

£36,000 per annum



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