

Hammersmith

227 Shepherds Bush Road, W6 7AS

Class E Unit to let

Suitable for Retail / Catering / Health / Beauty / Medical / Fitness / Office etc



- **Ground and first floor**
- **Ready to occupy**
- **Forecourt to front**
- **Flexible terms**
- **Central Hammersmith**

LOCATION

The subject property is situated in central Hammersmith within easy walking distance of Hammersmith tube Station and the Broadway Shopping Centre. Occupiers in the vicinity include Be At One, Premier Inn / Bar & Block, Perfect Smile, Wagamama, Pure gym, Surge, Hammersmith Library and Hammersmith Police Station.

ACCOMMODATION

The property is arranged over ground and first floors with a paved area to the front. The unit forms part of an office block. There are WC facilities on both levels. The unit has been recently refurbished offering clear carpeted space, suspended ceiling and lighting ready for immediate occupation.

The building extends to the following approximate dimensions and net internal floor areas:-

Internal width	28'6"	8.69 M
Ground Floor commercial	1514 sqft	140.66 sqm
First floor office	510 sqft	47.38 sqm
Total floor area.	2024 sqft	188.04 sqm

LEASE TERMS.

The premises are available by way of a new effective FRI lease on terms to be agreed. The lease will be contracted out of the Landlord and tenant Act 1954

RENT

On application.

BUSINESS RATES

The VOA website indicates a RV of £35,500 for the unit. Interested parties need to confirm this and the rates payable with the local authority.

SERVICECHARGE

For the current year £10,805 pa (approx.)

USE

Uses under Class E will be considered

TIMING

Immediate.

EPC

Band D

Subject to Contract.
November 23

CONTACT JOINT AGENTS

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