PRIME RETAL UNIT

Unit 20-21 Shepherds Bush Green, W12 Centre, London, W12











- Fronting the Green
- Close to station
- Lease assignment
- 1,000 sqft approx.

CONTACT

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LOCATION

The subject property is located in a prominent location on Shepherds Bush Green visible from Shepherds Bush Station and in an area of high footfall. Accessing the unit from Shephers Bush / Westfield London is easy via a pelican crossing. The entrance to W12 Centre which offers strong retail and leisure uses is very close and the unit is adjacent to Sainsbury.

NEARBY OCCUPIERS

Sainsbury, Lidl, Vue, Esquires, Fitness First, Bagel Bite, Headmasters, Poundland, Boots, Card factory, JD, Greggs, Wenzels, Starbucks.

ACCOMMODATION

The premises are arranged over ground floor only and the property extends to the following approximate dimensions and net internal floor areas:-

Internal width	23'9"	7.24 m
GF sales	1001 sqft	93.00 sqm

Plans are available on request



LEASE TERMS

The premises are available by way of an assignment of the current effective FRI lease which expires 23/6/2028. The lease is held outside the L & T Act 1954.

RENT

£57,000 pax

SERVICE CHARGE

£16,000 pa

PREMIUM

Premium offers are sought. Further information is available on request.

BUSINESS RATES

The RV from 1/4/2023 is £54.000. Interested parties should confirm with the local authority the rates payable.

LEGAL COSTS

Each party to be responsible for their own costs.

EPC

TBA

VIEWING

Access can be arranged through the sole agent NJWE. Staff are unaware and are not to be approached.

Subject to Contract.

03/01/2024

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20/21 West 12 Centre Shepherds Bush Green

