

# PRIME RETAL UNIT

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



## 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

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

## 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 Shepherds 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

## CONTACT

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