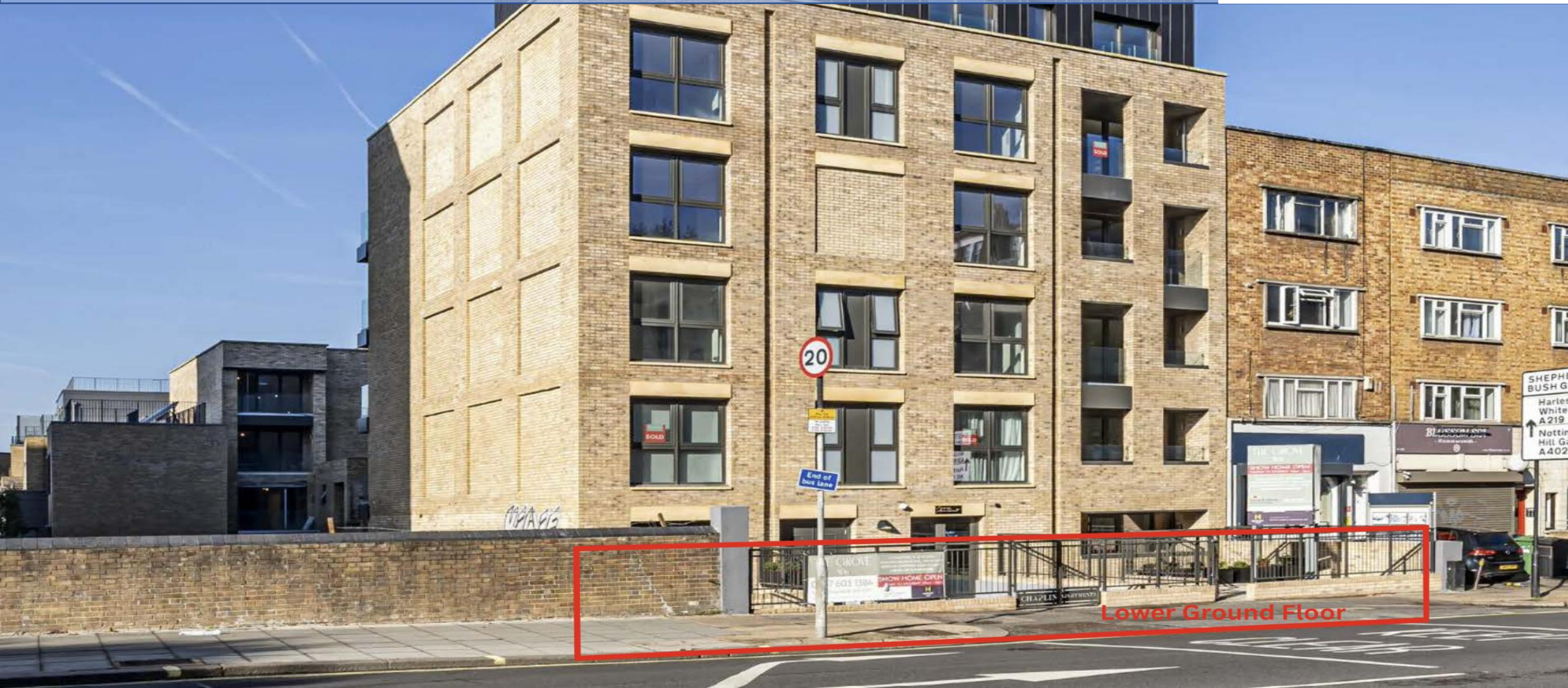


London W6 - 10B Shepherds Bush Road, Shepherds Bush W6 7PJ  
Long Leasehold Vacant Retail Investment



BLUE ALPINE

PROPERTY CONSULTANTS



# London W6 - 10B Shepherds Bush Road, Shepherds Bush W6 7PJ

## Long Leasehold Vacant Retail Investment



### Investment Consideration:

- OIEO: £400,000
- Vacant possession
- ERV: £30,000 p.a. GIY: 7.50%
- VAT is NOT applicable to this property
- Comprises lower ground floor commercial premises
- New-build in 2024/2025 and offered in shell condition
- Suitable for variety of uses (Class E), including retail, medical, educational, office and more.
- Located on the northern end of Shepherds Bush Road, close to its junction with Goldhawk Road and Shepherds Bush Green which offer a wealth of amenities including local cafes, restaurants, a Tesco Express and Sainsbury's.



# London W6 - 10B Shepherds Bush Road, Shepherds Bush W6 7PJ

## Long Leasehold Vacant Retail Investment



### Property Description:

Comprises new-build lower ground floor commercial premises, accessed by a stairwell fronting Shepherds Bush Road. The property benefits from plenty of natural light via lower-level external patio, which is also for exclusive tenant use, providing the following accommodation and dimensions:

Lower Ground Floor: 88 sq m (950 sq ft)

Open plan retail, storage

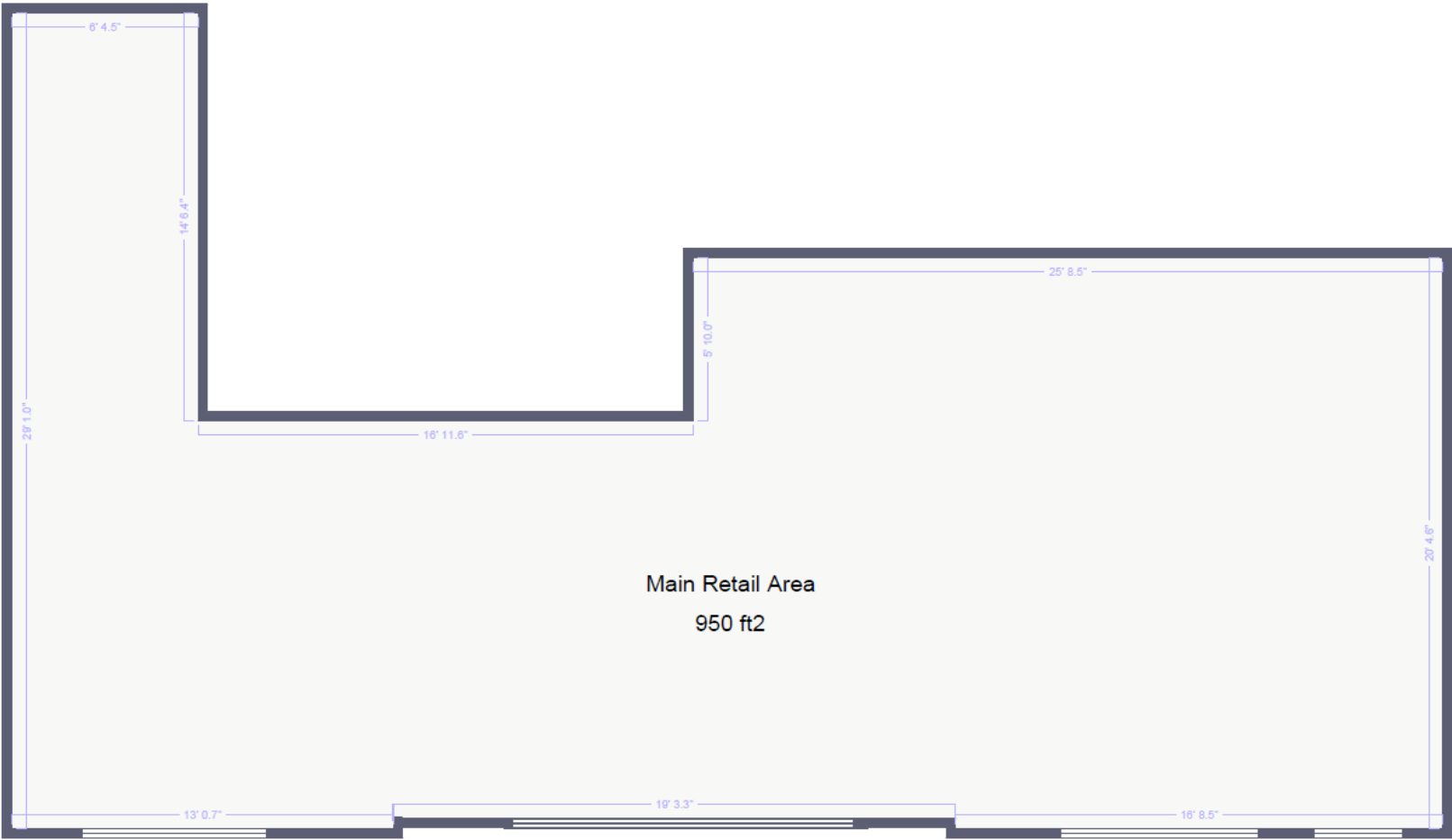
### Tenure:

Long Leasehold. To be held on a 250 year lease from completion at a ground rent of peppercorn.



# London W6 - 10B Shepherds Bush Road, Shepherds Bush W6 7PJ

## Long Leasehold Vacant Retail Investment



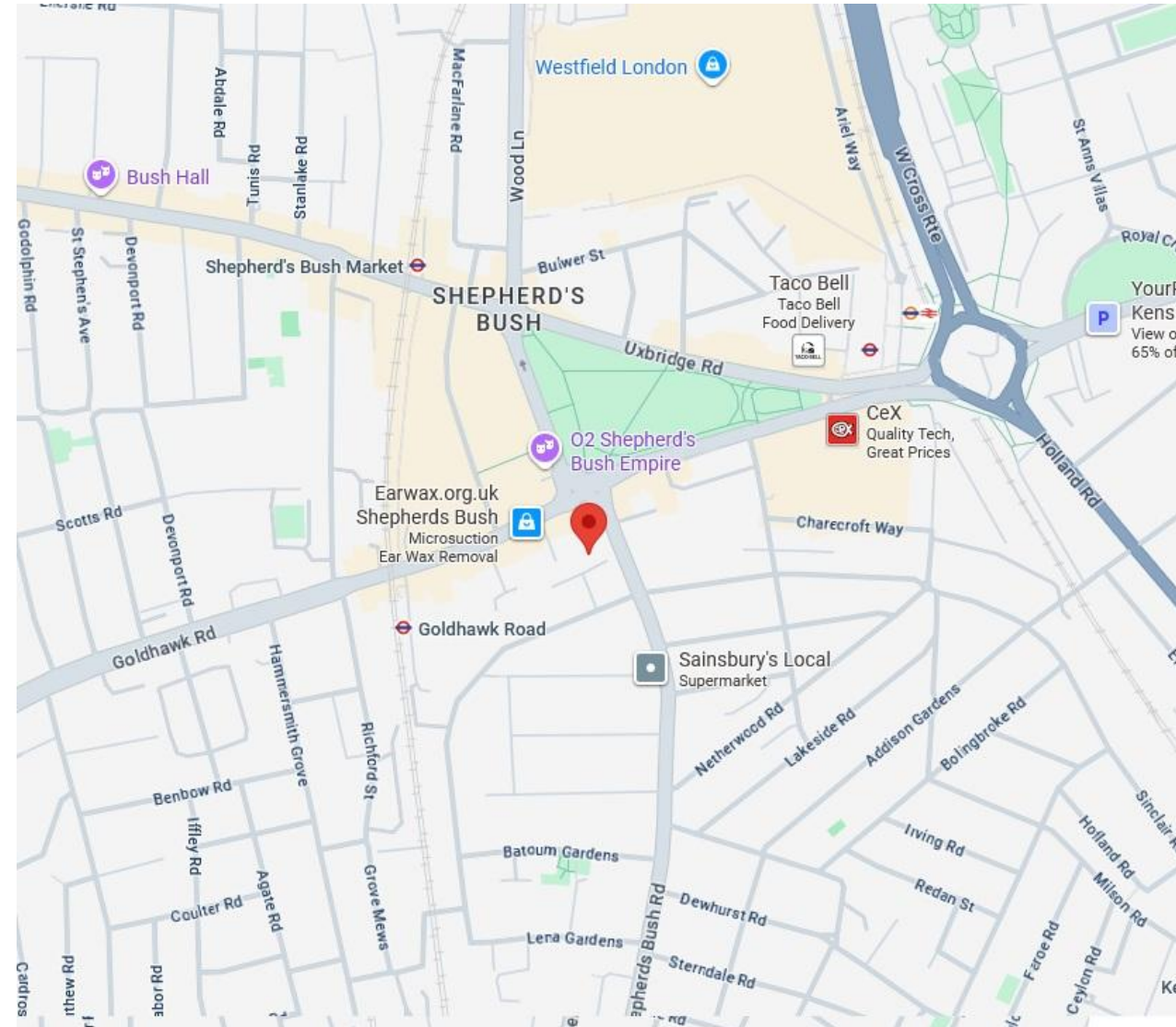
Lower Ground Floor

# London W6 - 10B Shepherds Bush Road, Shepherds Bush W6 7PJ Long Leasehold Vacant Retail Investment



## Location:

The property is located on the northern end of Shepherds Bush Road, close to its junction with Goldhawk Road and Shepherds Bush Green which offer a wealth of amenities including local cafes, restaurants, a Tesco Express and Sainsbury's Local. The nationally-recognised O2 Shepherds Bush Empire and Westfield Shopping Centre are both within 0.4 miles of the property. The unit is highly accessible with two Shepherds Bush Stations (Mildmay Overground, Southern Railway Lines and Central Line), Goldhawk Road and Shepherds Bush Market Underground Stations (Circle and Hammersmith & City Lines) being within 0.3 miles, providing regular services throughout Greater London. Bus stop H is situated 20 metres from the unit, providing services including the 295 and 72 bus routes.



# London W6 - 10B Shepherds Bush Road, Shepherds Bush W6 7PJ

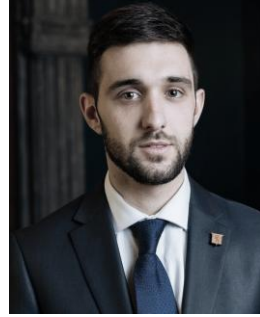
## Long Leasehold Vacant Retail Investment

### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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# BLUE ALPINE

PROPERTY CONSULTANTS

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