

TELEPHONE

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WITH FURTHER DEVELOPMENT POTENTIAL

191A UXBRIDGE ROAD

Shepherds Bush

London, W12 9RA

FREEHOLD – For Sale

Shop (A1 Use) – 610 sq.ft. (56.67m²) + Basement

Workshop (B1 Use) – 1,150 sq.ft. (106.84m²)

Plus 4 x Self Contained Flats



LOCATION

Forming part of this busy parade of shops, restaurants, etc. on the south side of Uxbridge Road (A4020) on the west side of the junction with Percy Road; opposite the Conningham Arms. Rear access from West Bridge Close, off Percy Road. Uxbridge Road is a main thoroughfare running west from Shepherds Bush Green (Westfield) through to Acton Town Centre and Ealing Broadway. The A40 Westway is about ½ mile to the north, and Shepherds Bush TfL (Hammermsith and City Line) station is a similar distance to the east. The surrounding area is densely populated residential, interspersed with a number of commercial users. Bus routes serve the area. "Pay and display" parking bays in Percy Road and the roads close by.

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DESCRIPTION

This terraced property provides a ground floor shop, with rear office and basement, with 2 self contained flats above. To the rear is a self contained workshop and 2 further self contained flats, the latter with rear access from West Bridge Close. The following dimensions are approximate:

Ground Floor – SHOP	Sales Area - 370 sq. ft. (34.37m ²) Rear Office - 240 sq. ft. (22.30m ²) Basement - 340 sq. ft. (31.59m ²) W.C / Washroom and kitchenette
First Floor – FLAT	Entrance hall, living room, 2 x bedrooms, kitchen/diner, and bathroom with W.C. G.I.A. 760 sq. ft. (70.61m²)
Second Floor – FLAT	Entrance hall, living room, 2 x bedrooms, kitchen, and bathroom with W.C. G.I.A. 600 sq. ft. (55.74m²)
Ground Floor – FLAT (rear)	Living room, 1 x bedroom, kitchenette and shower room with W.C. G.I.A. 265 sq. ft. (24.62m²)
Rear Workshop – B1 Use	Open plan, with small office 1,150 sq. ft. (106.84m²)
Far Rear – (2 Storey)	Studio flat, kitchenette, shower and separate W.C. stores on ground floor G.I.A. 395 sq. ft. (36.70m²)

FEATURES

Busy position on the south side of Uxbridge Road. Freehold – For Sale, with vacant possession at completion, if desired. Potential rental income from the 6/7 elements in excess of £100,000 p.a.x. **Planning Permission** has been **granted** for roof conversion of the front building and a new first floor over the rear workshop.

TERMS

The **FREEHOLD** is being offered, possibly with vacant possession upon completion, subject to contract only.

PRICE: £1,750,000 (we are advised the property is not VAT registered)

LEGAL COSTS

Each party to be responsible for its own legal costs in this transaction.

VIEWINGS ARE STRICTLY BY APPOINTMENT THROUGH VENDOR'S SOLE AGENT

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