



Suites 11-14 West 12 Studios

2a Askew Crescent, Shepherd's Bush, London, W12 9DP

Rare Lateral Offices in a Secure Gated Mews.

700 sq ft
(65.03 sq m)

- Striking self-contained offices.
- Private Gated Courtyard Development.
- Excellent levels of natural light.
- Secure off street parking.
- Full vacant possession.

Suites 11-14 West 12 Studios, 2a Askew Crescent, Shepherd's Bush, London, W12 9DP

Summary

Available Size	700 sq ft
Price	£295,000
Business Rates	Upon Enquiry
EPC Rating	E (114)

Description

West 12 Studios comprise a glorious and expansive set of private offices in the heart of Shepherds Bush.

Boasting exceptional levels of privacy and security, Units 11 – 14 are located on the first floor and have been combined to form one single lateral set of office/workshop spaces with their own private entrance. The rooms are all set off a long entrance hall with superior levels of natural light, separate kitchen and bathroom areas and a sense of calm that is hard to find within such a Central London location. Numerous independent, creative artists occupy the mews creating a harmonious and secure set of spaces that would attract both an owner-occupier and a long-term investor.

The Investment Summary for this property is outstanding with an ERV of £19,500 per annum thereby providing a Gross Initial Yield of 6.4%.

Location

The subject property is located in Shepherds Bush within the London Borough of Hammersmith & Fulham. West 12 Studios enjoys a highly convenient position less than 1 mile from the extensive restaurants and cafes of Shepherds Bush Green and Westfield Shopping Centre.

Terms

Legal Title & Tenure: The Leasehold Title is as follows:-

- (Title Number: BGL71547). This is being sold with the benefit of full vacant possession.

Services: It is our understanding that mains water, electricity, gas and drainage are provided. However, it is the responsibility of the purchaser to ensure that services are available and adequate for any proposed development.

AML: The purchaser will be required to provide the necessary information to satisfy AML requirements.

Viewings: The properties may be inspected internally strictly through prior appointment. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

VAT: Not Applicable.

Business Rates: The property has a current rateable value of £12,000 per annum with the potential for Small Business Rates Relief.

Estate Charge: To Be Confirmed.

Method of Sale: The property is to be sold by way of Private Treaty with a guide price of £295,000. (Two Hundred & Ninety Five Thousand Pounds), subject to contract.



Viewing & Further Information



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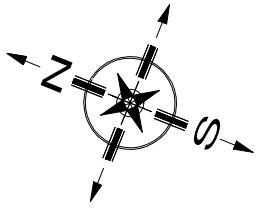


Chris Ryan

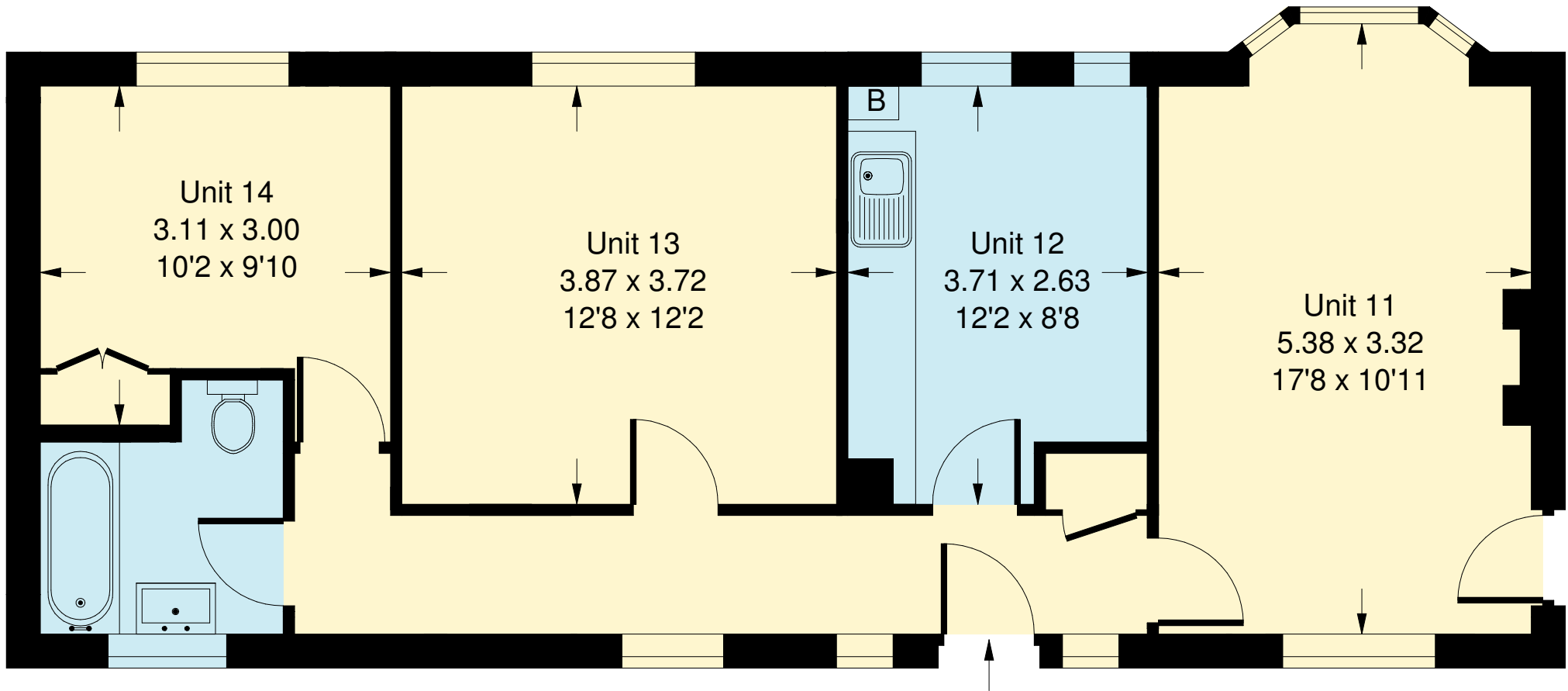
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West 12 Studios, W12



Approx. Gross Internal Area
65 sq m / 700 sq ft



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.