

£346
p/sq ft



77 & 79 Uxbridge Road

Shepherd's Bush, London, W12 8NR

**Two substantial Mixed-Use
Freehold buildings with
development potential.**

6,070 sq ft
(563.92 sq m)

- Rare Investment/Development Opportunity.
- Fully Let Commercial Premises.
- Extensive Residential Uppers (Use Class C3).
- Further development potential (STPP).
- Combined Yield of 5.54%.
- Attractive Capital Value at just £379/sq ft.

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Summary

Available Size	6,070 sq ft
Price	£2,300,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

Available for the first time in over 20 years, No.s 77 & 79 Uxbridge Road now present a rare opportunity to acquire a pair of large Freehold Buildings along this arterial road in West London. These highly impressive mixed-use properties on Uxbridge Road receive a passing rent of c.£127,400 per annum. In addition, the vast floorplate totalling 6,070 sq ft is unparalleled in the immediate vicinity in terms of current disposals.

RESIDENTIAL ACCOMODATION (C3) – Occupying in excess of 2,500 sq ft of accommodation, the upper floors have been let for multiple years and will be provided with full vacant possession on completion. This allows any prospective purchaser to explore a full renovation and reconfiguration alongside the additional potential to extend the rear of the property to provide further accommodation (STPP).

77/79 UXBRIDGE ROAD (COMMERCIAL) – The supermarket is let on two separate leases; 77 Uxbridge Road for 15 years commencing on the 29th September 2011. The rent passing is £30,000 PAX with no outstanding rent reviews to consider. 79 Uxbridge Road is equally let for 15 years from 25th December 2019. The rent passing is £25,000 PAX. There are rent reviews due in December 2024 & December 2029.

77B (CAFÉ) – The café located at the rear of 77 Uxbridge Road is let for a term of 3 years, commencing on the 24th March 2022. The passing rent is £10,000 PAX.

Location

The properties are located on the south side of Uxbridge Road and occupy a superb corner position adjacent to Devonport Road within a short walk to both Shepherds Bush Green & Shepherds Bush Market. The property benefits from strong transport links with three underground stations all within 10 minutes' walk, these include Goldhawk Road & Shepherds Bush Market (Circle, Hammersmith & City) and Shepherds Bush (Central Line & Overground).

The property is situated within the White City Opportunity Area, incorporating a number of current and proposed major mixed-use schemes. These include Westfield Phase Two, White City Place and the BBC Television Centre redevelopment.

Terms

Title and Tenure: The Freehold Interest is offered for sale subject to the occupying tenancies of the commercial elements and vacant possession of the residential accommodation. Title Numbers are 22553 & 23596.

Rateable Value: Interested parties are advised to make their own enquiries with the Local Authority (London Borough of Hammersmith & Fulham).

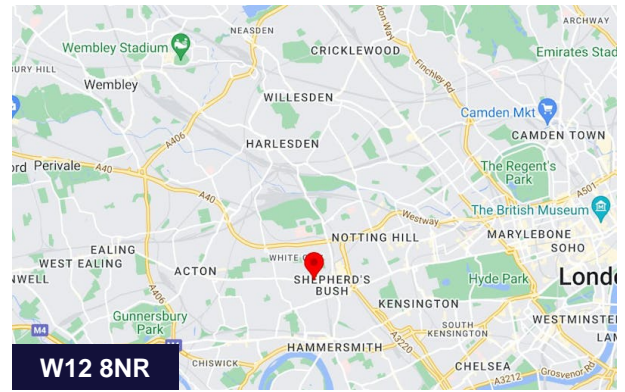
Method of Sale: The site will be sold by way of Private Treaty.

VAT: Not Applicable.

Viewings: Strictly through the sole agents, Winkworth Developments & Investments on 020 7355 0285 and made by prior appointment.

EPC: Available on request.

'Guide Price': £2,300,000 subject to contract.



Viewing & Further Information



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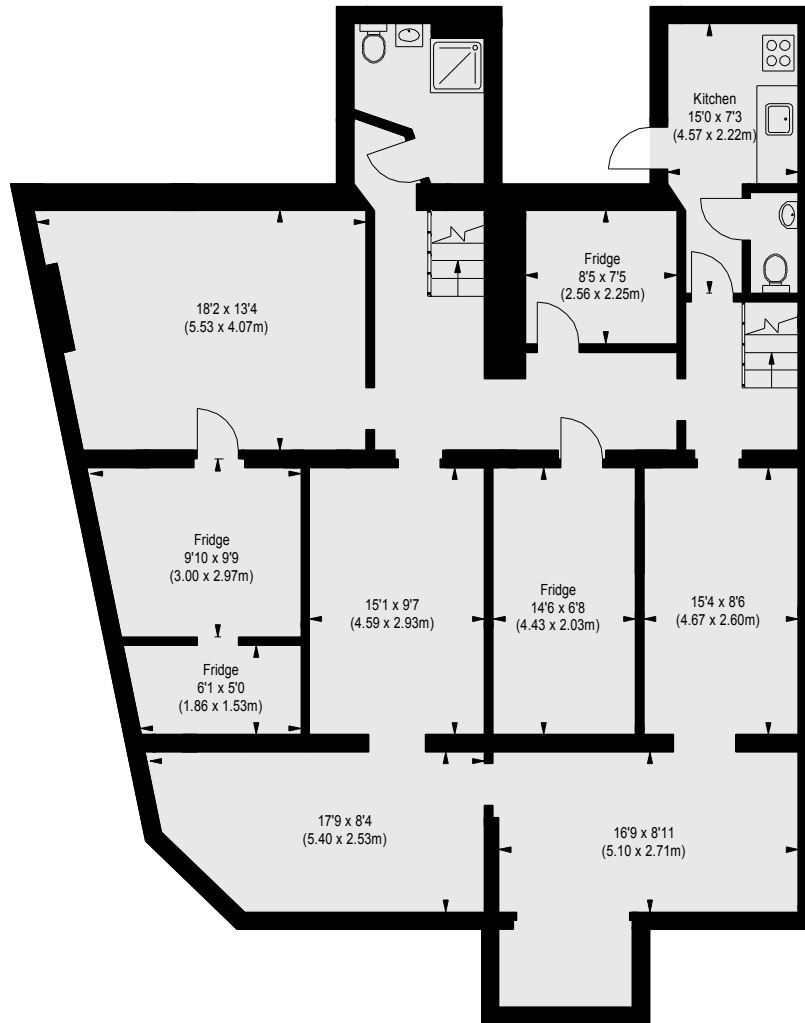
07889 510036 | 020 7355 0285
astackhouse@winkworth.co.uk

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UXBRIDGE ROAD, W12

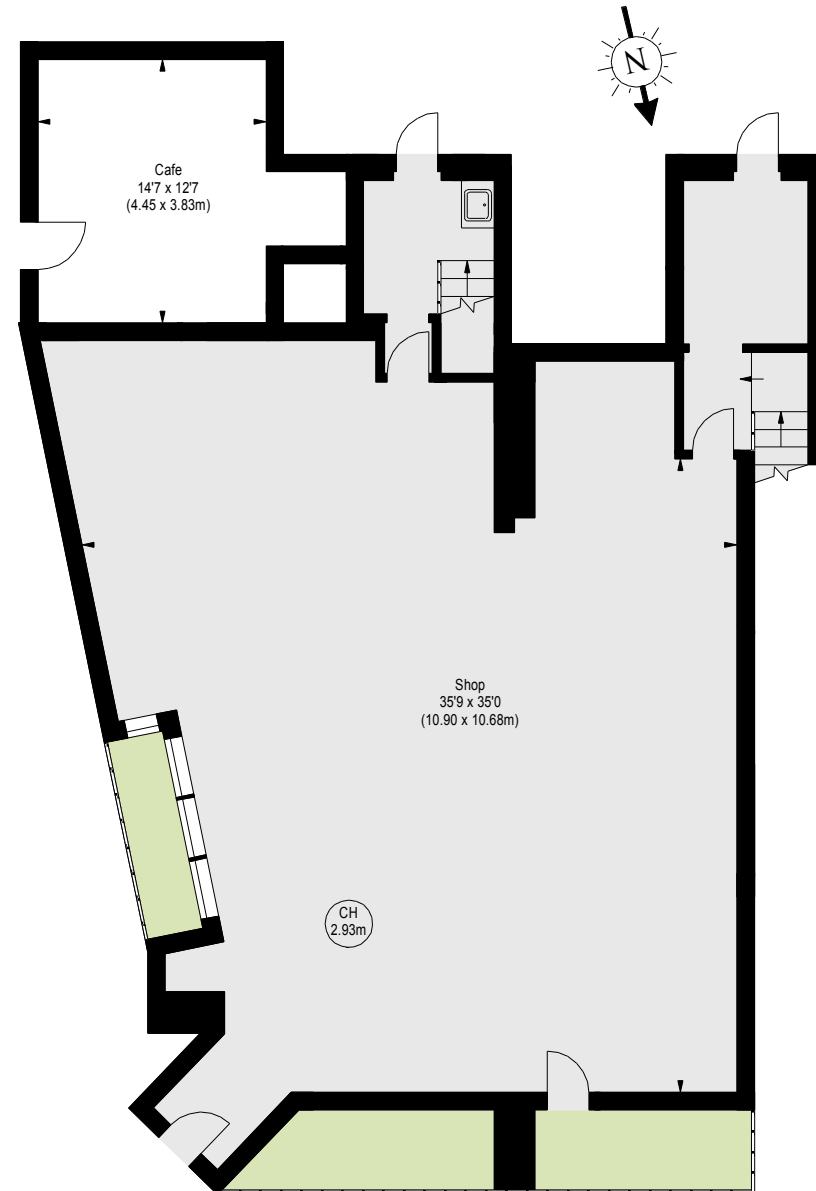
Approximate gross internal area
3214 sq ft / 298.58 sq m
(Excluding Cafe)
Cafe
203 sq ft / 18.86 sq m

Key :
CH - Ceiling Height



BASEMENT

(1671 sq ft.)



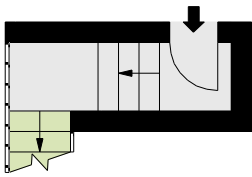
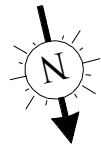
GROUND FLOOR

(1543 sq ft.)

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

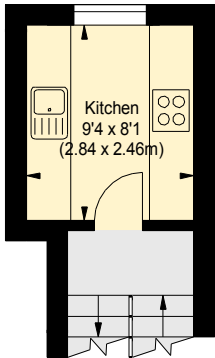
UXBRIDGE ROAD, W12

Approximate gross internal area
1486 sq ft / 138.05 sq m



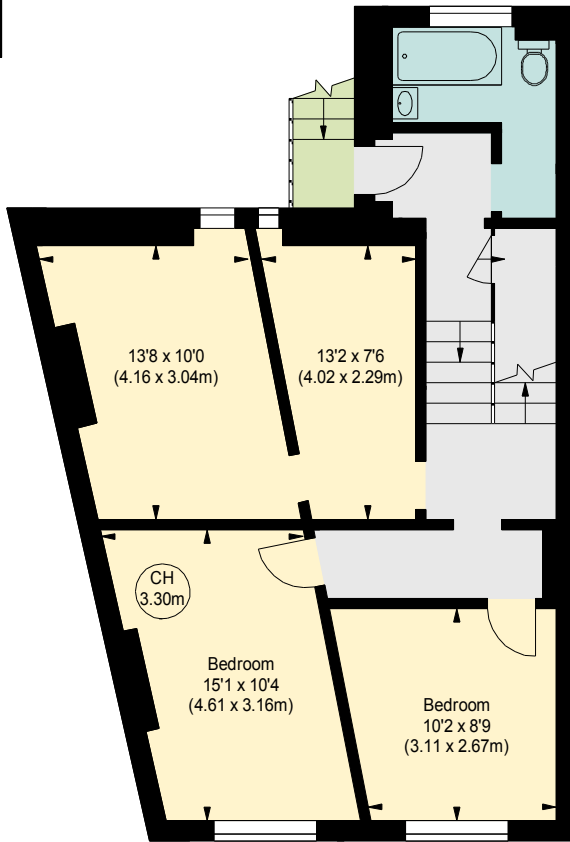
GROUND FLOOR ENTRANCE

(42 sq ft.)



FIRST FLOOR HALF LANDING

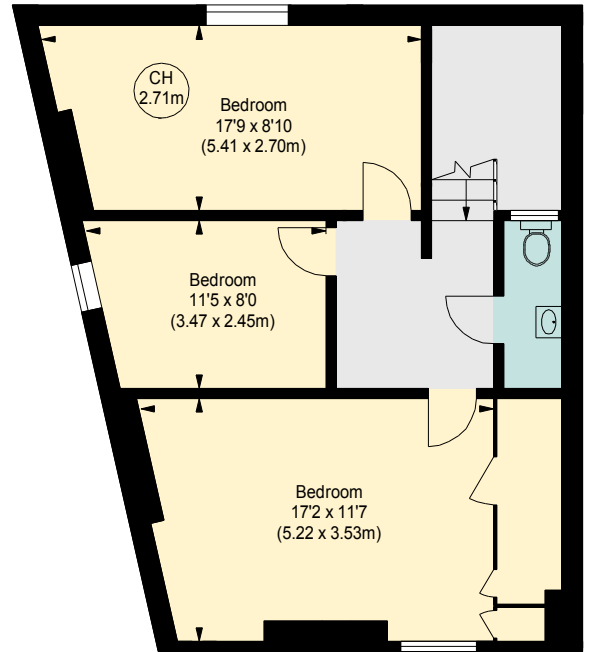
(112 sq ft.)



FIRST FLOOR

(690 sq ft.)

Key :
CH - Ceiling Height



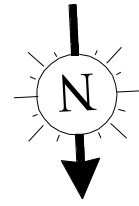
SECOND FLOOR

(642 sq ft.)

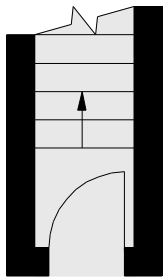
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UXBRIDGE ROAD, W12

Approximate gross internal area
1167 sq ft / 108.41 sq m

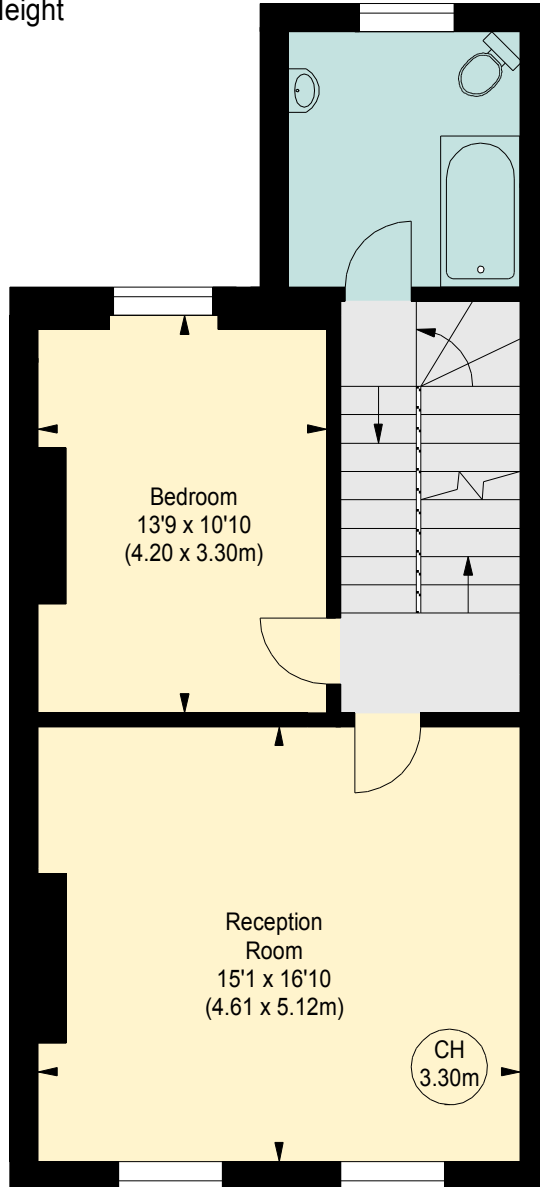


Key :
CH - Ceiling Height



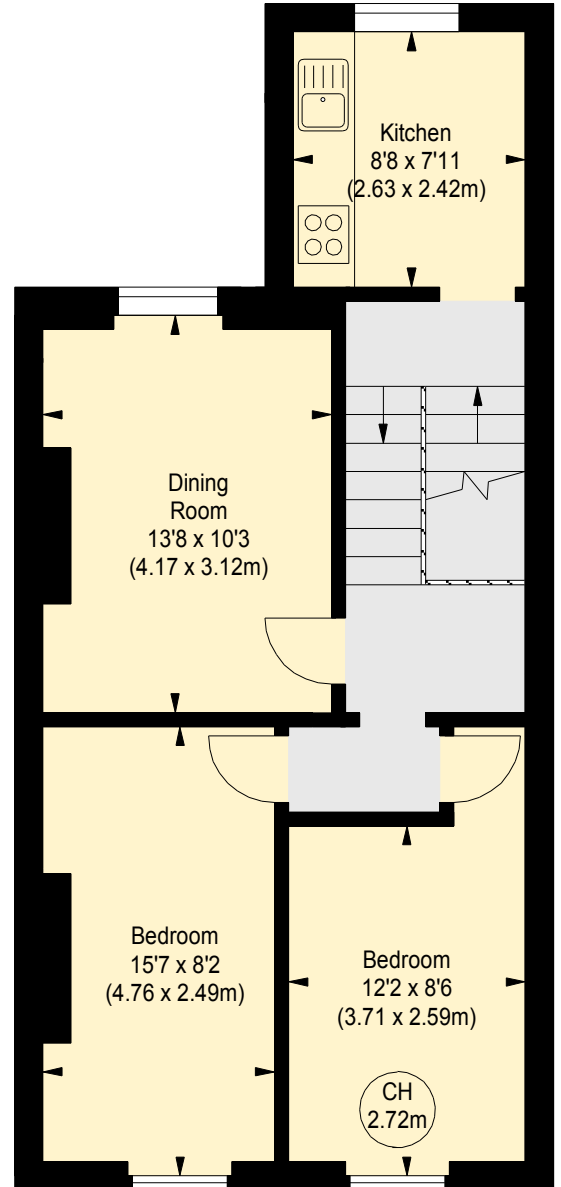
GROUND FLOOR ENTRANCE

(402 sq ft.)



FIRST FLOOR

(402 sq ft.)



SECOND FLOOR

(188 sq ft.)

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