



153 Askew Road

Shepherd's Bush, London, W12 9AU

Superb Retail Unit with Generous Proportions.

921 sq ft
(85.56 sq m)

- High Levels of natural light.
- Suitable for a variety of uses.
- Well proportioned Ground and Basement unit.
- Situated on the popular Askew Road.
- Available immediately.

153 Askew Road, Shepherd's Bush, London, W12 9AU

Summary

Available Size	921 sq ft
Rent	£26,500 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

Located on a bustling street in West London, this unit presents an excellent opportunity for either a new or established business to thrive in a highly sought-after area. With just under 1,000 sq. ft. of space spread across the ground floor and basement, the property is versatile and suitable for a variety of tenants. Key features include roller shutters, a spacious glass storefront, W/C facilities, and a sizable basement. The property is available for immediate occupancy.

Location

The property is situated on Askew Road, surrounded by well-known retailers such as Gail's Bakery, Ginger Pig Butchers, The Askew, Tesco Express, and Giulia. This prime location benefits from heavy footfall and vehicular traffic, serving as a key arterial route in West London, linking Goldhawk and Uxbridge Roads.

Transport links are excellent, with Stamford Brook (District Line) just a 10-minute walk away, and multiple bus routes nearby offering easy access to the City, West End, and other areas of East and West London. Several parking options are also available in the immediate vicinity.

Terms

Rent: £26,500 per annum.

Rateable Value: £11,250 per annum.

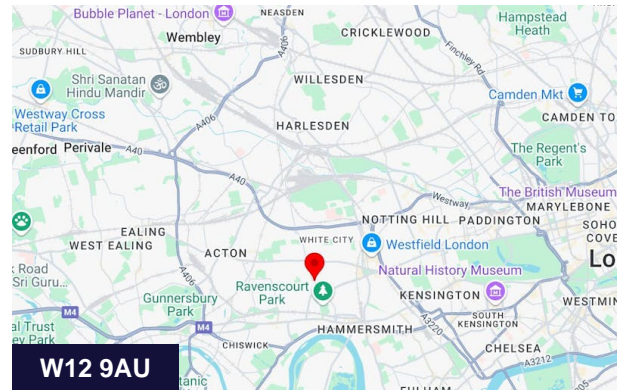
Possession: Full vacant possession immediately upon completion of legal formalities.

Lease Terms: Subject to Negotiation.

EPC: TBC.

Legal Costs: Each party is to bear their own legal costs.

VAT: Not applicable.



Viewing & Further Information



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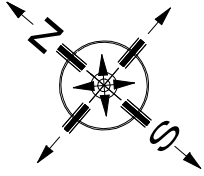
Chris Ryan


07385 413368 | 020 7355 0285
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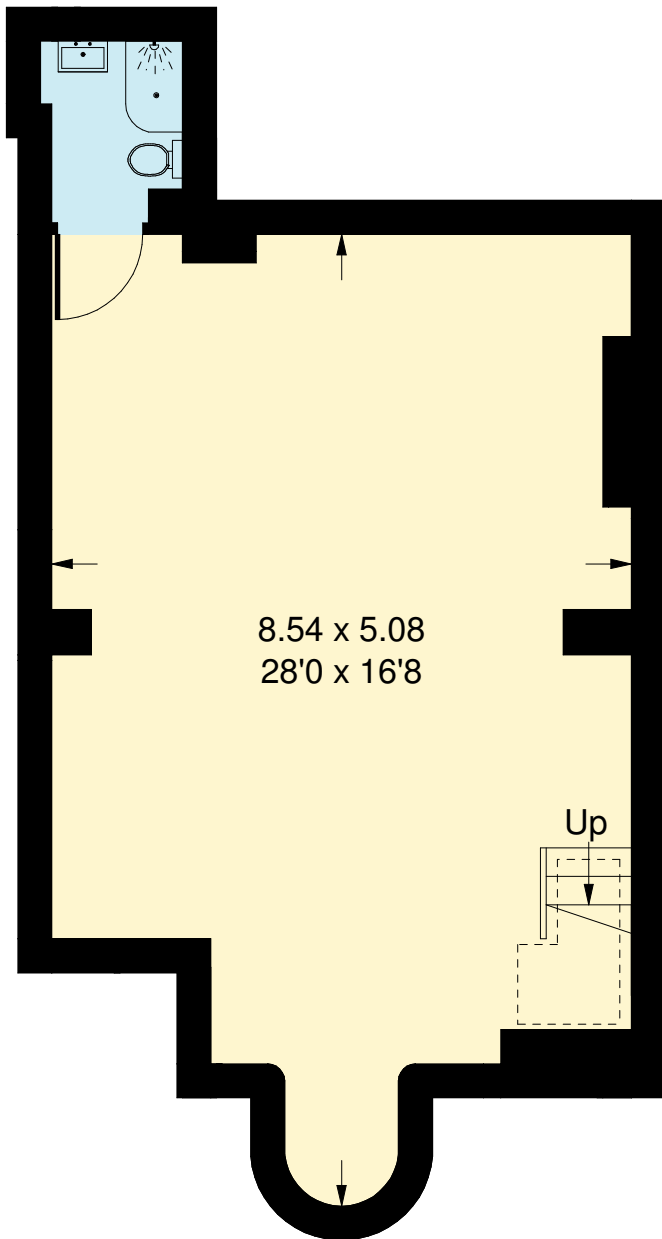
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Askew Road, W12

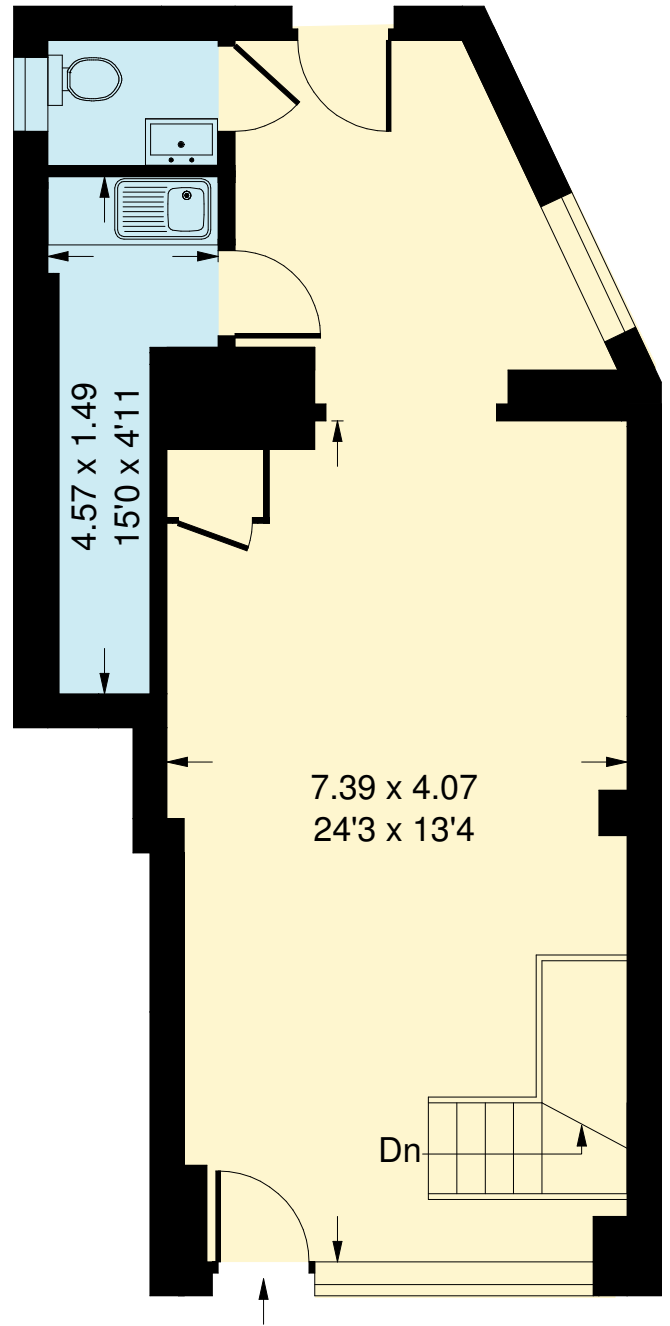
Approx Gross Internal Area
85.6 sq m / 921 sq ft



 = Reduced headroom
below 1.5 m / 5'0



Lower Ground Floor



Ground 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.