69 Askew Road, Shepherd's Bush, **London W12 9AH**

*Guide: £800,000+ Shop and 3 Flats 8 week completion



SITUATION

Located close to the junction with Becklow Road amongst such other multiple retailers as Tesco Express, Gail's, Costa, Marsh & Parsons, Co-op Supermarket and Nisa together with a host of independent retailers all serving the surrounding residential population and being approx. 1 mile from Goldhawk Road Underground Station (Circle and Hammersmith & City Lines).

Shepherd's Bush has undergone considerable regeneration in recent years including the Westfield Shopping Centre development as well as a number of high end residential developments and is only approx. 4 miles west from central London via the A40.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate front access to 3 Self-Contained Flats (1 × 2 Bed and 2 × 1 Bed) on rear ground, first, second and third floors.

Each flat benefits from gas central heating and uPVC double glazing.

Refer to Auctioneers for the Floor Plans and Video Tours of the flats.

VAT is NOT applicable to this Lot

FREEHOLD

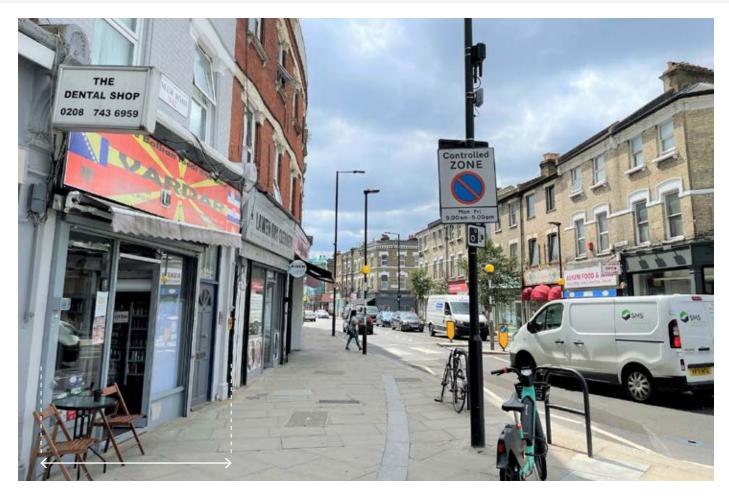
£60,600

ESTATE MANAGEMENT **Joint Auctioneers** Estate Management London

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Vendor's Solicitors

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TENANCIES & ACCOMMODATION

Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage Internal Width Shop Depth WC	16'4" 10'11" (max) 25'10"	S. Heder (Balkan Grocers)	15 years from 10th January 2023	£12,000	FRI by way of service charge. Rent Reviews & Tenant's Breaks 2028 and 2033.
Flat A (Ground & First Floor Flat)	Ground Floor Living Room/Kitchen, WC First Floor Bedroom with ensuite Bathroom/WC (GIA Approx. 419 sq ft)		Individual	1 year from 28th January 2023	£15,600	AST £1,347.69 Rent Deposit held.
Flat B (First & Second Floor Flat)	First Floor Living Room/Kitchen Second Floor 2 Bedrooms, Bathroom/WC (GIA Approx. 568 sq ft)		2 Individual	1 year from 28th September 2022 (In occupation since at least 2017)	£16,800	AST
Flat C (Second & Third Floor Flat)	Second Floor Entrance Hall Third Floor Bedroom, Living Room/Kitchen, Shower Room/WC (GIA Approx. 356 sq ft)		Individual	1 year from 1st July 2023 (In occupation since July 2022)	£16,200	AST £1,500 Rent Deposit held.
					Total: £60,600	