

Mixed Use Freehold Investment
St Stephen's House
Uxbridge Road, Shepherd's Bush, London, W12 8LH



Location In an unrivalled position, within a short walk of both Shepherds Bush Market Station, and the Market itself, the position of the building is superb for shopping, transport and catering facilities.

Accommodation Comprises ground floor sui generis space let to a blue chip covenant, together with three further E & F Class suites in the rear ground and 1st Floors. The net area of the building is approximately 4080 sq ft (379 M²) excluding common parts & wc's.

The building, constructed in 1990, is well maintained. The Ladbrokes unit is self-contained, and the remaining suites have shared wc facilities on both ground and first floors.

Tel: 0207 286 8363 **Email:** gh@threeh.co.uk

Registered Office: Vaughan Chambers, Vaughan Road, Harpenden, Herts. AL5 4EE
Registered Number 6580681 (England & Wales)

Schedule Of Tenancies

Floor	Tenant	Lease	Rent
Ground Floor Front Retail Sui Generis 922 Sq Ft	Ladbroke's Betting & Gaming Ltd	10 years from January 2025 with rent review and tenant's option to break at the end of the 5 th year. Full repairing and insuring terms	£42,750 p.a.x.
Ground Floor Rear Studio E Class 975 Sq Ft	Dante Tango Studio	10 years from 21/11/2024 with rent review and tenant's option to break at the end of the 5 th year. Full repairing and insuring terms.	£29,500 p.a.x.
First Floor Rear F Class (Religious Use) 975 Sq Ft	Dawat-E- Islami Charity & Ltd Company	10 years from September 2019 on full repairing and insuring terms.	£27,000 p.a.x.
First Floor Front E Class 1208 Sq Ft	CFG Shepherds Bush Ltd (Chiropractice)	10 years from May 2025 with rent review and tenant's option to break at the end of the 5 th year. Full repairing and insuring terms.	£33,000 p.a.x.
Net Area 4080 Sq Ft			£132,250 p.a.x.

Please note that all areas are approximate and given for guidance only.

Service Charges (Building Maintenance & Repair)

Ground Floor Retail: 22%	Payable following repairs to common parts
Ground Floor Rear: 25%	Currently £1952.00 p.a. Non refundable
First Floor Rear: 25%	Currently £1952.00 p.a. Non refundable
First Floor Front: 28%	Currently £2415.00 p.a. Non refundable

Service Charge "B" - Utilities

Utilities outgoings are paid by the Landlord and are recovered from the tenants (except for the retail accommodation which has its own separate supplies) under a second Service Charge arrangement. Tenants pay a quarterly sum on account, which is reconciled with the actual outgoings at the end of each calendar year.

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Freehold The freehold of the entire building is available at a price of **£2,350,000** subject to contract

Vat Please note that the building is **not** currently elected for vat

Viewing Strictly by appointment through sole agents 3H

Rates Current Rateable Values: 1st Floor Rear £17,000
1st Floor Front £20,250
Rear Ground £18,000
Ladbroke's £39,000

Please contact Hammersmith & Fulham Rates Department to confirm rates payable figures.

EPC's Ground Front C
Ground & 1st Rear D
1st Floor Front D



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N.B.

These particulars are believed to be correct, but their accuracy is not guaranteed, neither do they constitute any part of any offer or contract. No statement contained in these particulars is to be relied upon as a representation of fact and intending purchasers or lessees should satisfy themselves by inspection or otherwise, as to the accuracy of any information herein. No appliance or service has been tested and neither 3H Property Consultants Ltd nor any employee thereof has any authority to make or give any representation or warranty in relation to the property.

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