

304-306

UXBRIDGE ROAD SHEPHERD'S BUSH W12 7LJ
SHOP & RESIDENTIAL INVESTMENT OPPORTUNITY





BUILDING SUMMARY

- 2 Freehold shops and 4 residential flats.
- Attractive Victorian terrace property in Shepherd's Bush.
- **5,119 sq ft NIA** of retail & residential accommodation
- Local area is undergoing significant regeneration, including Shepherd's Bush Market and former BBC headquarters.
- **Guide Price £2.7 million** (two million, seven hundred thousand pounds), subject to contract and exclusive of VAT
- Current Income **£164,400 per annum**
- Ability to obtain vacant possession.

LOCATION

The property is located on the north side of Uxbridge Road and occupies a prominent position adjacent to Bush Hall, just to the east of the junction with Arminger Road and Uxbridge Road, a short walk from Bush Green.

The surrounding area is predominantly residential in character with a wide selection of local and national retailers operating along Wood Lane, Uxbridge Road and Shepherd's Bush Green.

COMMUNICATIONS

The property benefits from excellent transport links with three underground stations all within 10 minutes' walk, including:

Station	Distance	Services
Shepherd's Bush Market	4 min walk	Circle Line, Hammersmith & City Line
Goldhawk Road	9 min walk	Circle Line, Hammersmith & City Line
Shepherd's Bush	10 min walk	Central Line, National Rail
Wood Lane	12 min walk	Circle Line, Hammersmith & City Line
White City	13 min walk	Central Line

The area is further served by multiple bus routes to and from the city centre and is conveniently positioned between the arterial Uxbridge Road and A40 corridors allowing easy road access in and out of Central London.



LOCAL DEVELOPMENT 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 2, White City Place, BBC White City Television Centre redevelopment, Berkeley St James White City Development, the former Dairy Crest site redevelopment, Imperial College White City Campus and The Shepherd's Bush Market redevelopment.

DESCRIPTION

The property comprises of 2 adjoining freehold buildings. The buildings provide commercial units at ground floor level with self-contained residential flats in the upper parts.

304 Uxbridge Road is a mixed-use building comprising a café on the ground floor with two flats access from a self-contained entrance off Uxbridge Road. To the rear there is a small covered yard area that is accessible from 306 and has storage.

306 Uxbridge Road is occupied by Music House, a separate music teaching business operated by the freeholder on the ground floor. This building sits between 304 Uxbridge Road and Bush Hall and comprises a ground floor retail frontage with commercial accommodation to the rear. The two flats above are accessed from a self-contained entrance from the front.

304 - Next Door Records, café bar (kitchen)



304 - Next Door Records, café bar (above & below)



ACCOMMODATION

304 UXBRIDGE ROAD

FLOOR	SIZE SQ FT	SIZE SQ M	TYPE
Ground	1,448	134.52	Commercial
First	459	42.64	Residential
Second	698	64.85	Residential
304 Total	2,605	242.01	Mixed

306 UXBRIDGE ROAD

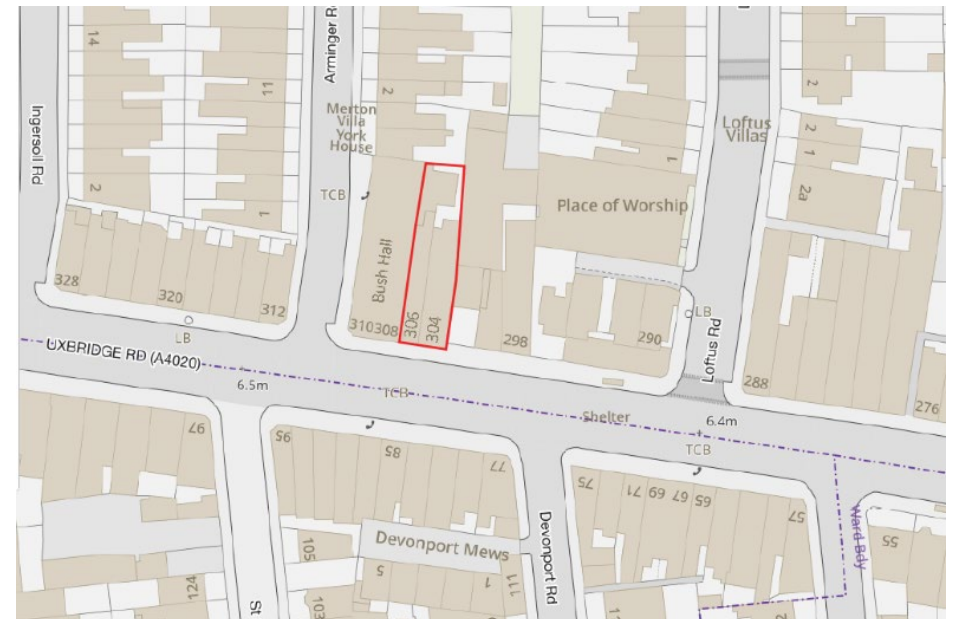
FLOOR	SIZE SQ FT	SIZE SQ M	TYPE
Ground	1,280	118.92	Commercial
First	617	57.32	Residential
Second	617	57.32	Residential
306 Total	2,514	233.56	Mixed

TOTALS	5,119 sq ft	475.57 sq m
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304 - Next Door Records, café bar (above)

306 - The Music House for Children



TENANCY SCHEDULES

RESIDENTIAL

PROPERTY	TENANT	RENT PER MONTH	RENT PER ANNUM
304A Uxbridge Rd	Private Tenant (AST)	£1,550.00	£18,600.00
304B Uxbridge Rd	Private Tenant (AST)	£1,950.00	£23,400.00
306A Uxbridge Rd	Private Tenant (AST)	£1,650.00	£19,800.00
306B Uxbridge Rd	Private Tenant (AST)	£1,650.00	£19,800.00
RESIDENTIAL TOTAL		£6,800.00	£81,600.00

COMMERCIAL

PROPERTY	TENANT	LEASE TERMS	RENT PER ANNUM
306 Commercial unit	Music House for Children	Expires 31/07/2026	£41,500.00
304 Commercial unit	Next Door Records Ltd	Expires 31/07/2026	£41,300.00
COMMERCIAL TOTAL			£82,800.00

COMBINED TOTAL **£164,400.00**

On the commercial lease, there is a mutual break option from 1st August 2025 subject to 6 months' notice. The residential flats are Assured shorthold tenancies (AST).

TENURE

The property is held freehold under the title number LN189621.

EPC's

The properties have an EPC rating of:

B – 304 Uxbridge Road

C – 306 Uxbridge Road

A copy of the certificates are available on request.

PROPOSAL

The properties are offered at a guide price of of £2.7 million (two million, seven hundred thousand pounds) subject to contract and exclusive of VAT.

VAT

TBC

CONTACT

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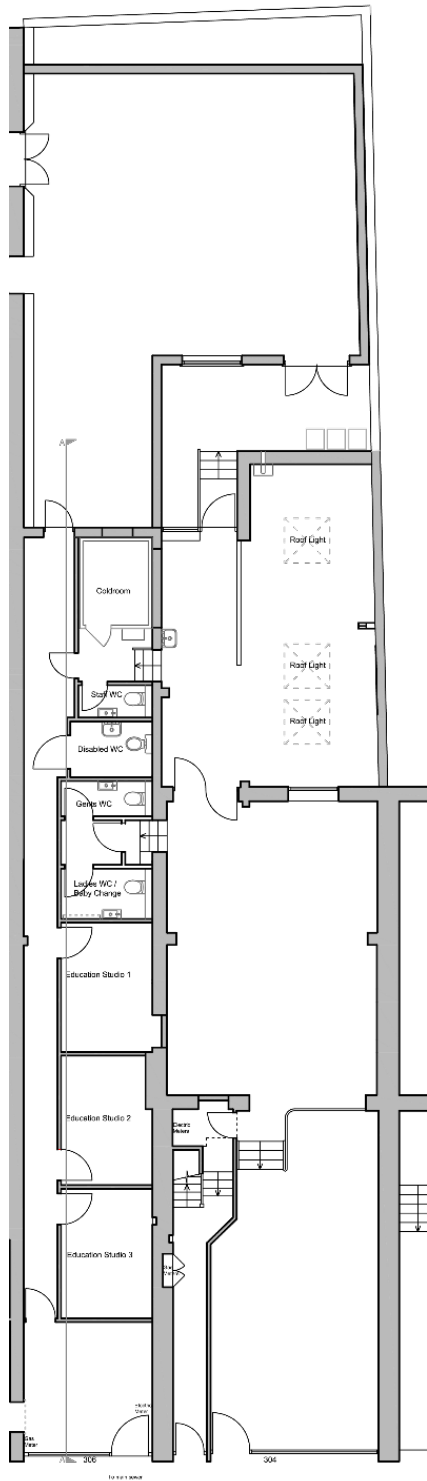
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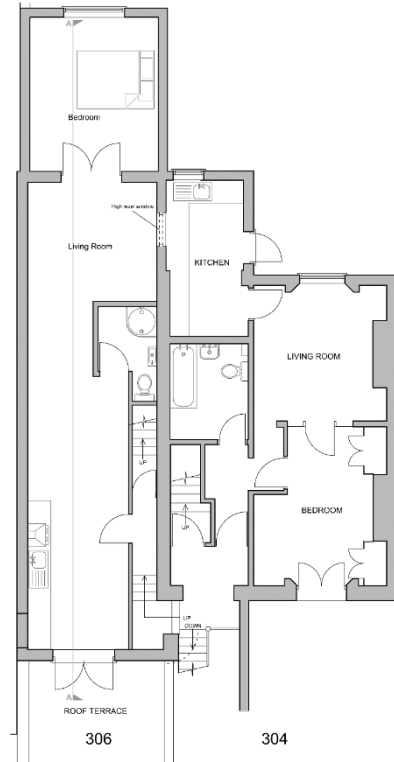
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meadowcroft
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PLANS

GROUND FLOOR

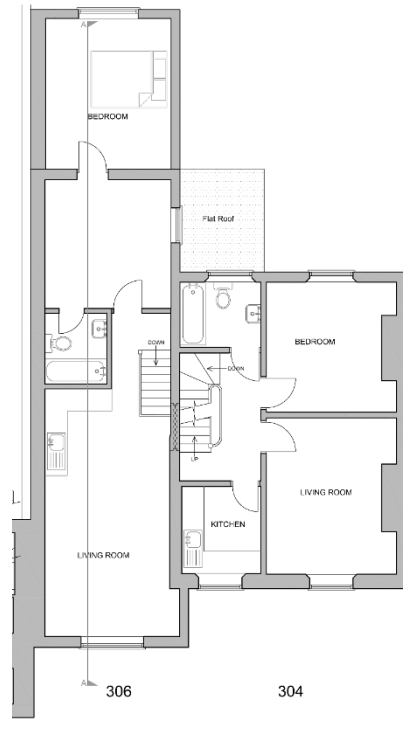


1ST FLOOR



PLANS

2nd FLOOR



3RD FLOOR

