

**Lot 11, 173 Uxbridge Road, Shepherds Bush, London,
W12 9RA**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Freehold Retail Investment with Valuable Residential Uppers

www.acuitus.co.uk

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Property Information

Freehold Retail Investment with Valuable Residential Uppers

- Shop let to Ladbrokes Betting & Gaming Ltd until May 2034
- Includes Valuable 4 bedroom maisonette
- Potential to split and/or extend maisonette (subject to consents)
- Affluent Inner London (Zone 2) location
- Close to Westfield Shopping Centre
-

Lot

11

Auction

30th October 2025

Rent

£60,100 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

3.5 miles west of Marble Arch

Roads

A40, A4020, M4

Rail

Shepherds Bush Market Overground and Underground (Central Line/Zone 2), Shepherds Bush Market Underground station (Circle Line/Zone 2)

Air

Heathrow Airport, City Airport

Situation

The property is situated in a prominent position on the south side of the busy Uxbridge Road (A4020, approximately 1/2 mile west of Shepherds Bush Underground (Central Line Zone 2) and Overground Stations and close to the Westfield London Shopping Centre which houses over 300 retailers, including major brands such as Next, Marks & Spencer, John Lewis, Primark & Apple. Other neighbouring occupiers include KFC, Co-op & Premier.

Tenure

Freehold.

EPC

Retail unit = Band C. Maisonette = Band C

Description

The property comprises a ground floor retail accommodation with ancillary in the basement and a self contained four bedroom residential accommodation on the upper floors.

The residential flat may be suitable to subdivide and expand into the roof space (subject to consents).

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground Basement	Retail Ancillary	70.60 70.90	(759) (763)	LADBROKES BETTING & GAMING LTD (1) (CRN 00775667)	10 years from 21/05/2024 (2)	£23,500	21/05/2029 (20/05/2034)
First/Second	Maisonette / HMO	111.48	(1,200)	GOLDBERG BROTHERS LTD (cm11648775)	12 months from 1st October 2025 (4)	£36,060	(30/09/2026)
Total Approximate Floor Area		252.98 (3)	(2,722)			£60,100	

(1) For the year ending 31/12/2024 Ladbrokes Betting & Gaming Limited (CRN 00775667) reported a Revenue of £1,013,100,000 a pre-tax profit of £102,700,000 and Net Assets of £1,326,100,000 (Source: Annual Report and Financial Statements as published at Companies House 7/10/25)

(2) As to the Retail Unit, the lease provides a tenant option to determine the lease on 23/06/2029 and 24/12/2031 subject to serving 6 months written notice.

(3) The commercial floor areas stated above are those published by the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/339882082>), the residential floor areas are Gross Internal.

(4) As to the resident maisonette, the tenancy agreement provides for a rolling mutual option to determine the agreement after 1st April 2026 subject to serving at least 2 months written notice.

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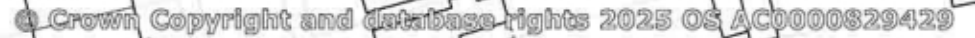
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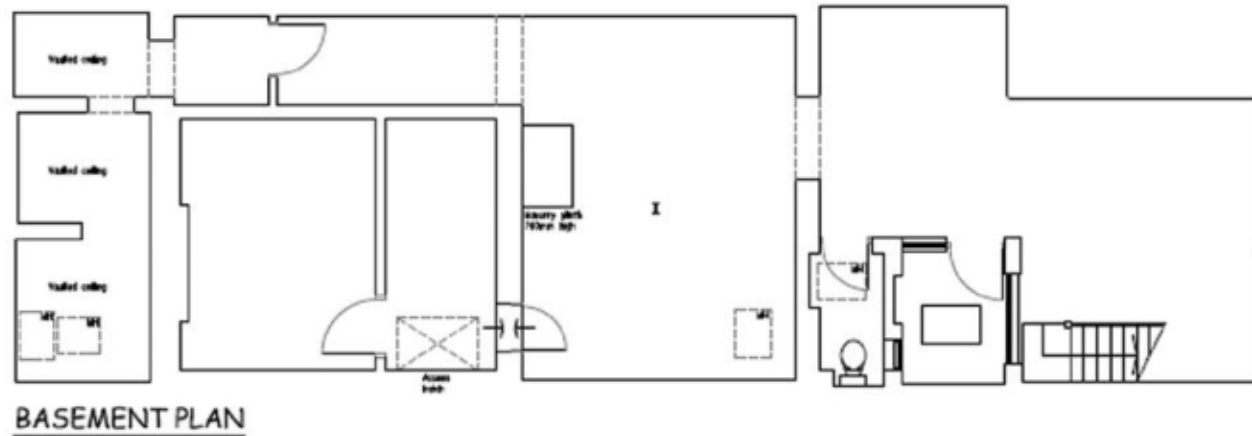
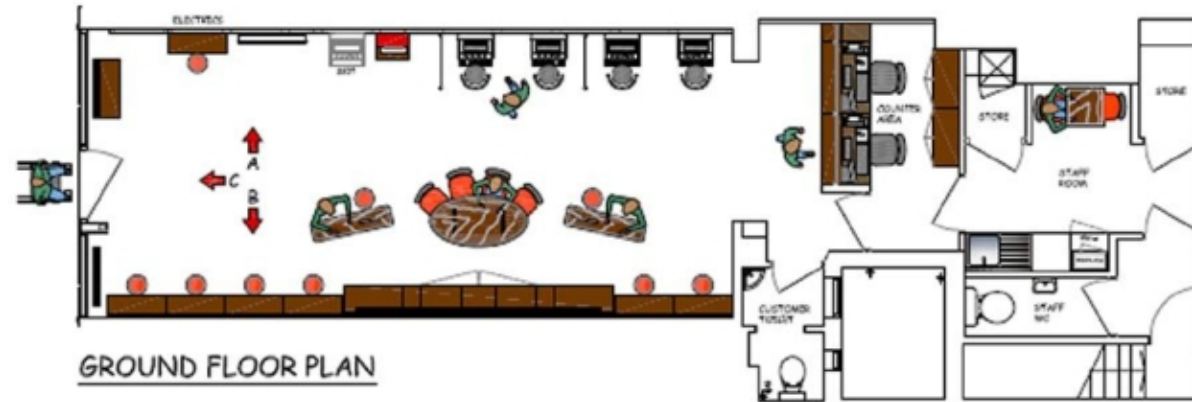


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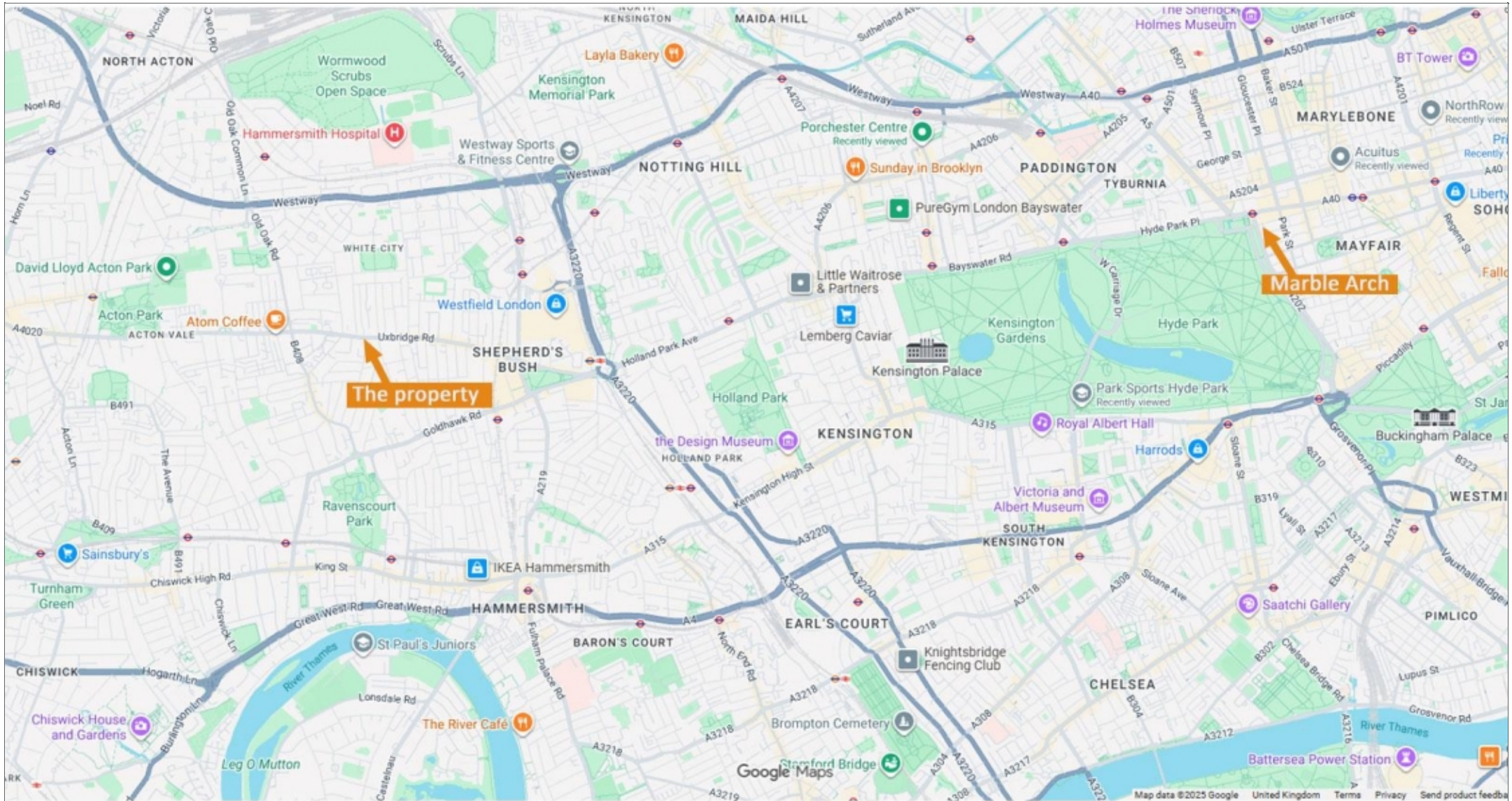
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Contacts

Acuitus

John Mehtab
+44 (0)20 7034 4855
+44 (0)7899 060 519
john.mehtab@acuitus.co.uk

Archie Martine
+44 (0)20 7034 4854
+44 (0)7377 803 408
archie.martine@acuitus.co.uk

Seller's Solicitors

BP Collins LLP
Sterling House
20 Station Rd, Gerrards Cross
London
SL9 8EL

Maria Mowberry
01753 279 092
maria.mowberry@bpcollins.co.uk

Associate Auctioneers



Johnson Fellows LLP
37 Queen Anne Street
London
W1G 9JB

Mark Tindale
0207 462 5763
07958 034 110
Mark.Tindale@JohnsonFellows.co.uk

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2024