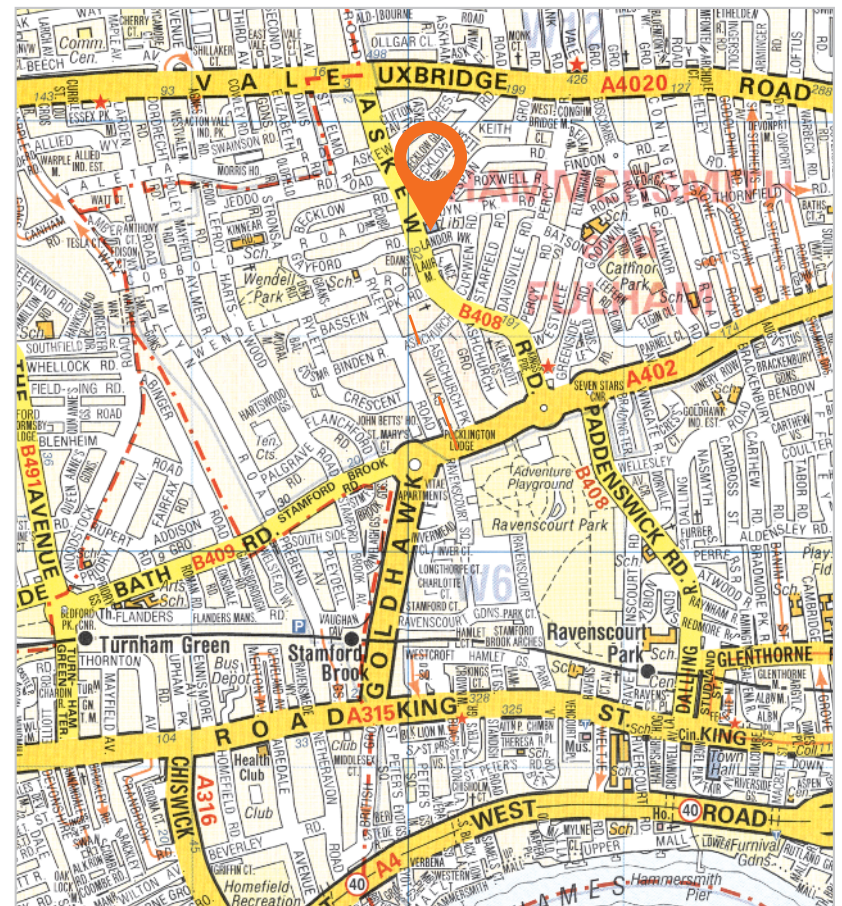
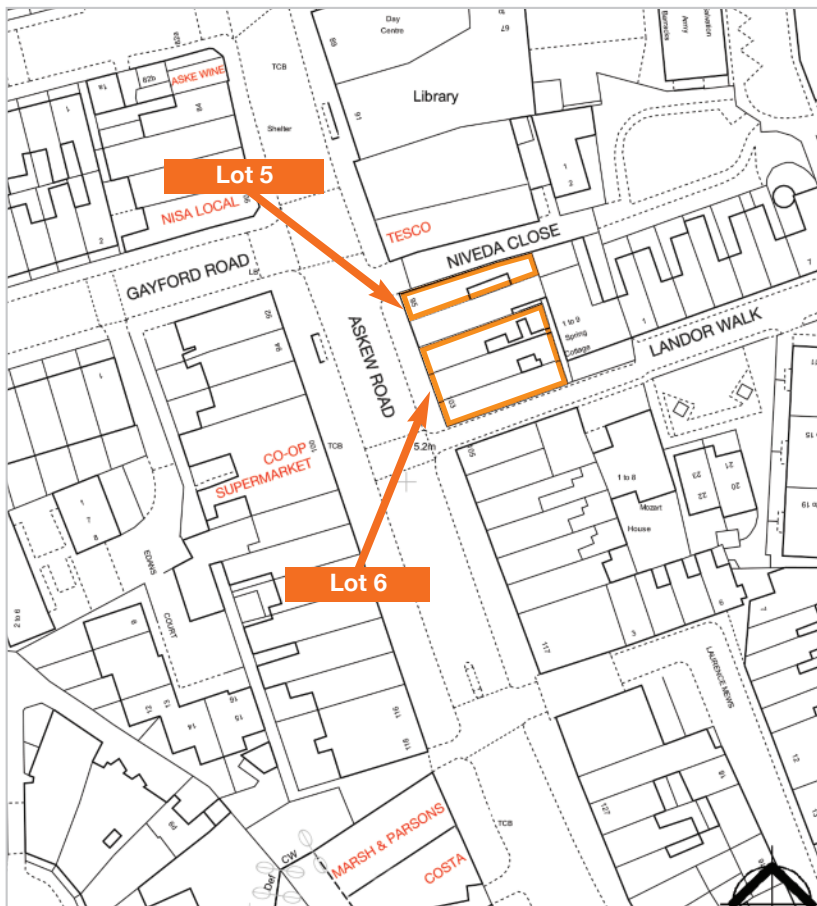


# Lots 5-6

Lot 5 £49,120  
per annum  
Lot 6 £91,400  
per annum

95, 95a & 95b and 99/103 Askew Road,  
Shepherd's Bush, **London, W12 9AS**

**Freehold Retail and Residential Investments**





# Tenancy and accommodation

Lot	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Lot 5 95 Askew Road	Ground	Retail	40.03 sq m	(431 sq ft)	R A SABIR t/a Capital Hardware	3 years from 20/05/2020	£13,500
95a	Ground & First	Residential - 2 bedrooms	53.97 sq m	(581 sq ft)	INDIVIDUAL	AST - 2 years from 9/02/2020 (1)	£18,200
95b	Ground & First	Residential - 2 bedrooms	49.98 sq m	(538 sq ft)	INDIVIDUAL	AST - 3 years from 6 July 2020 (2)	£17,420
Total			144 sq m (1,550 sq ft)				£49,120
Lot 6 99 / 103 Askew Road	Ground First Second	Retail Ancillary Ancillary	205.21 sq m 40.69 sq m 10.12 sq m	(2,209 sq ft) (438 sq ft) (109 sq ft)	JP McDougall & Co LIMITED (3) t/a Askews	10 years from 11/12/2013	£55,000
99A	Ground & First	Residential - 2 bedrooms	53.97 sq m	(581 sq ft)	INDIVIDUAL	Statutory Periodic Tenancy from 1/05/2019 until 30/04/2021 (Holding Over)	£18,720
101A	Ground & First	Residential - 2 bedrooms	59 sq m	(635 sq ft)	INDIVIDUALS	2 years from 31/01/2020	£17,680
Total			369 sq m (3,972 sq ft)				£91,400

- (1) Notice has been served by the landlord to terminate the AST - please see legal pack.  
(2) AST subject to 6 month rolling break option.  
(3) For the ended 31/12/2019, JP McDougall reported a turnover of £185,160,000, pre-tax profits of £5,702,000 and a net worth of £-55,331,000 (Source Northrow 5/10/2021) - a wholly owned subsidiary of Akzo Nobel - (website: www.duluxdecoratorcentre.co.uk/stores/shephers\_bush)

## Tenure

Each lot is held Freehold.

## VAT

VAT is not applicable to these lots.

## Six Week Completion Available

## Energy Performance Certificates

See legal pack at www.acuitus.co.uk

# Lots 5-6

Lot 5 £49,120  
per annum  
Lot 6 £91,400  
per annum

## Key Details

- Located in a prominent position in affluent and popular West London suburb
- Offered as two separate lots
- Lot 5 comprises a single let shop and 2 x two bedroom separately let flats
- Lot 6 comprises a triple fronted shop (single let) and 2 x two bedroom separately let flats
- Lot 6 shop let to JP McDougall & Co Limited, t/a Askews, a Dulux Decorator Centre and a wholly owned subsidiary of Akzo Nobel
- Development Potential of Upper Floors (subject to necessary consents)
- Opposite Co-op Supermarket with other occupiers nearby including Costa, Tesco Express and a number of independent shops & boutiques
- VAT-free investments

## Location

**Miles:** 2 miles north-east Chiswick  
3 miles south-west of Notting Hill  
7 miles west of Central London  
**Roads:** A40 (Westway), A4 (Hammersmith Flyover), A3220  
**Rail:** Shepherds Bush Underground (Central & Metropolitan Lines) & Overground, Goldhawk Road Underground (Metropolitan & Circle Lines)  
**Air:** Heathrow

## Situation

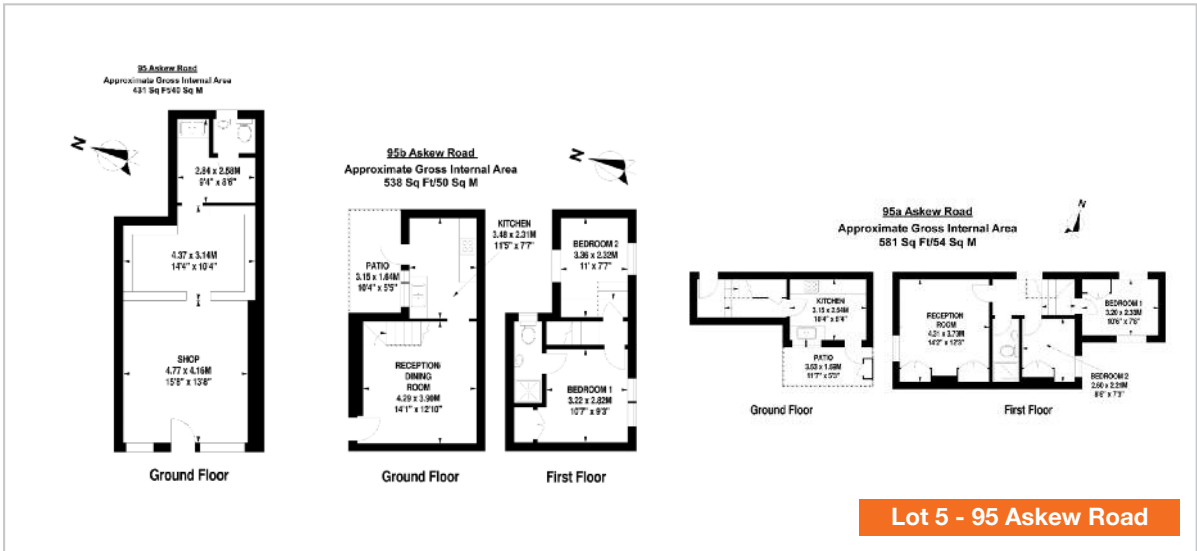
Shepherd's Bush is a primarily residential West London suburb, 2 miles north-east of Chiswick, 3 miles south-west of Holland Park/Notting Hill and 7 miles west of Central London. Askew Road (B408) connects Uxbridge Road & Goldhawk Road. The property is located in the heart of Askew Road at its junction with Landor Walk, close to Hadyn Park Road and diagonally opposite a Co-op Supermarket and Gayford Road. Occupiers close by include Tesco Express, Costa, Ginger Pig and Askewine, as well as a number of other specialist traders & boutiques.

## Description

Lot 5 comprises a ground floor shop plus 2 x two bedroom self-contained flats, each arranged on part ground and first floors.

Lot 6 - comprises a triple fronted ground floor shop with rear storage and ancillary accommodation on part first and second floors, plus 2 x two bedroom self-contained flats, each arranged on part ground and part first floors.

Both properties benefit from separate access to the flats from Landor Walk.



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