

# Lot 8, 368 Uxbridge Road, Shepherd's Bush, London, W12 7LL

For sale by Auction on 18/May/2022 (unless sold or withdrawn prior)



Freehold Retail and Residential Investment in Popular West London Suburb

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## Property Information

### Freehold Retail and Residential Investment in Popular West London Suburb

- Comprises a delicatessen with three separately accessed flats above (2 x 1 bed and 1 x studio)
- Entirely let to Baltic Enterprises (UK) Limited until March 2026 t/a Mleczko
- Asset Management Opportunities including possible future surrender of residential parts and potential conversion or extension of attic space
- Prominent corner location on busy Uxbridge Road nearby Shepherd's Bush and Goldhawk Road Tube Stations
- VAT-free London Investment

<b>Lot</b>	<b>Auction</b>
8	18/May/2022

<b>Rent</b>	<b>Status</b>
£50,000 per Annum Exclusive	Available

<b>Sector</b>	<b>Auction Venue</b>
High Street Retail/Residential	Live Streamed Auction

On the Instructions of Executors

### Location

<b>Miles</b>	2 miles north-east of Chiswick, 3 miles south-west of Notting Hill, 7 miles west of Central London
<b>Roads</b>	A4 (Hammersmith Flyover), A40 (Westway), A3320
<b>Rail</b>	Shepherd's Bush Underground (Central & Metropolitan Lines) & Overground, Goldhawk Road Underground (Metropolitan & Circle Lines)
<b>Air</b>	Heathrow

### Situation

The property is located on Uxbridge Road (A4020) at its junction with Bloemfontein Road, a busy and vibrant road in an affluent and popular West London suburb. The location benefits from a mix of residential and commercial properties including a range of independent and multiple retailers. Shepherd's Bush Market, Queens Park Rangers Football Club and Westfield Shopping Centre are all close by.

### Tenure

Freehold.

### EPC

Shop - Band C Flats - Band D & E

### Description

The property comprises a shop arranged on the ground floor & lower ground floor and two self-contained one bedroom flats and one self-contained studio arranged on the first and second floors. The residential accommodation is accessed from Bloemfontein Road with an internal staircase to both floors. In addition, to the rear of the lower ground floor is a small concrete yard with an area of covered storage underneath the ground floor decking area and stairs leading up to a service road at ground floor level.

### VAT

VAT is not applicable to this lot.

### Completion Period

6 week completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx (sq m)	Floor Areas Approx (sq ft)	Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	64.66 sq m	(696 sq ft)	BALTIC ENTERPRISES (UK) LIMITED (3) (t/a Mleczko)	15 years from 25/03/2011 on a full insuring and repairing lease	£50,000
Lower Ground	Ancillary	80.45 sq m	(866 sq ft)			
First	Residential (1)	60.94 sq m	(656 sq ft)			
Second	Residential (2)	52.03 sq m	(560 sq ft)			
<b>Total</b>		<b>258.08 sq m</b>	<b>(2,778 sq ft)</b>			<b>£50,000</b>

(1) 1 x one bed flat and 1 x Studio

(2) 1 x one bed flat

(3) Mleczko is a Delicatessen & Bakery who operate 15 shops with other locations including Acton, South Ealing, Hanwell, Kenton and Sudbury Hill. We understand that the tenant sublets the residential accommodation above the shop.

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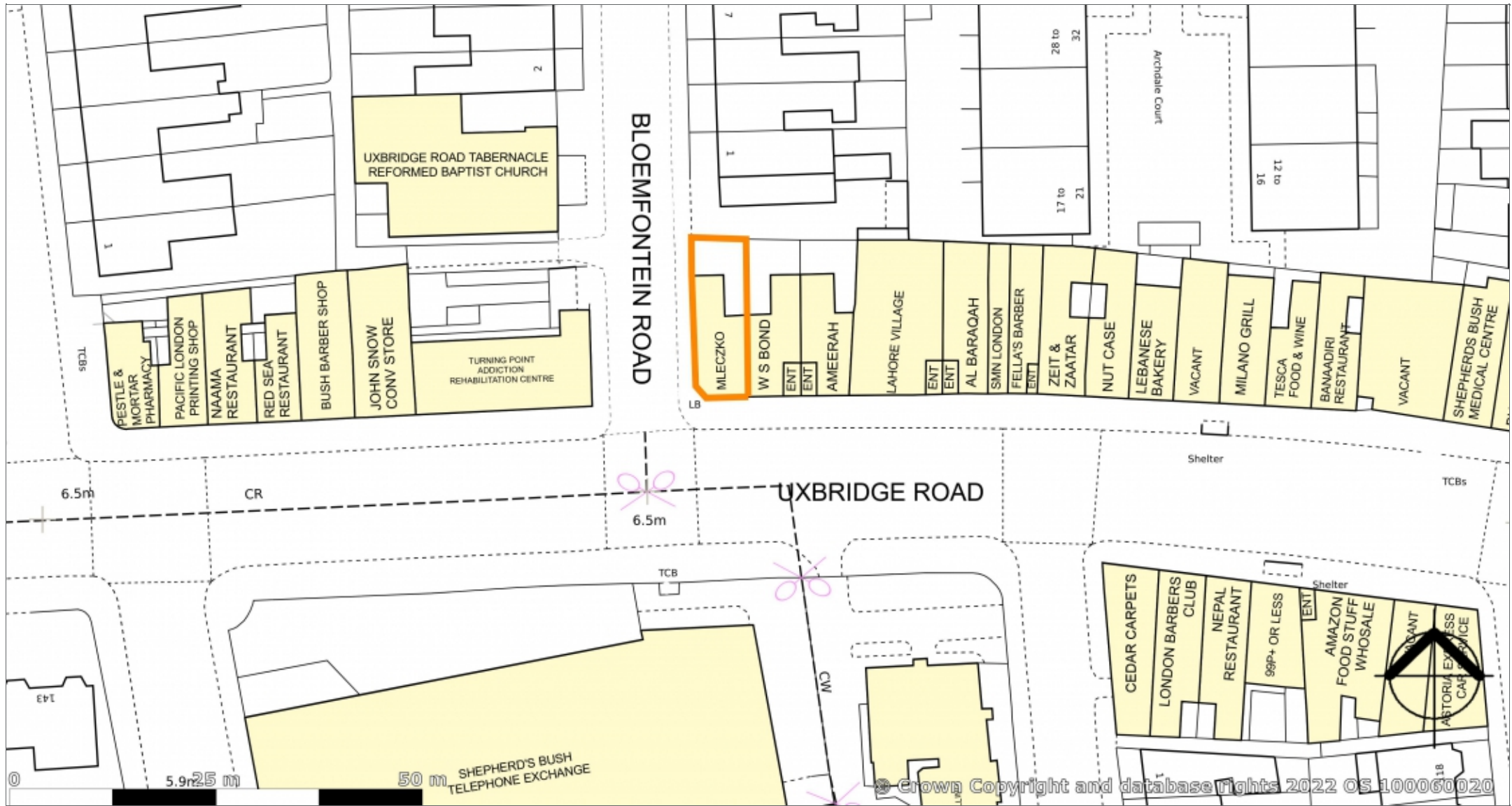
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## Contacts

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