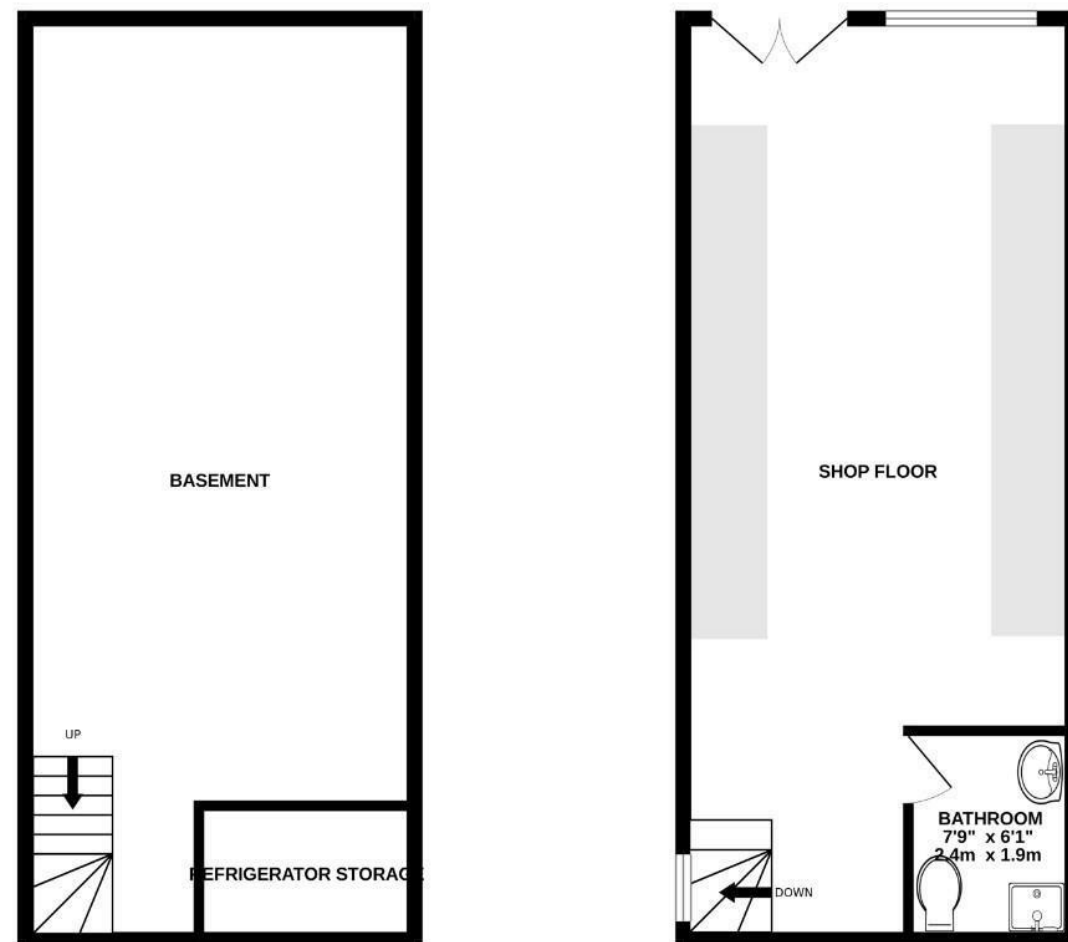


BASEMENT  
494 sq.ft. (45.9 sq.m.) approx.

GROUND FLOOR  
494 sq.ft. (45.9 sq.m.) approx.

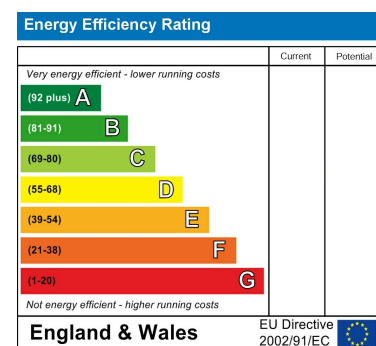


TOTAL FLOOR AREA : 988 sq.ft. (91.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 62025

Council Tax Band

D

Energy Performance Graph



Call us on

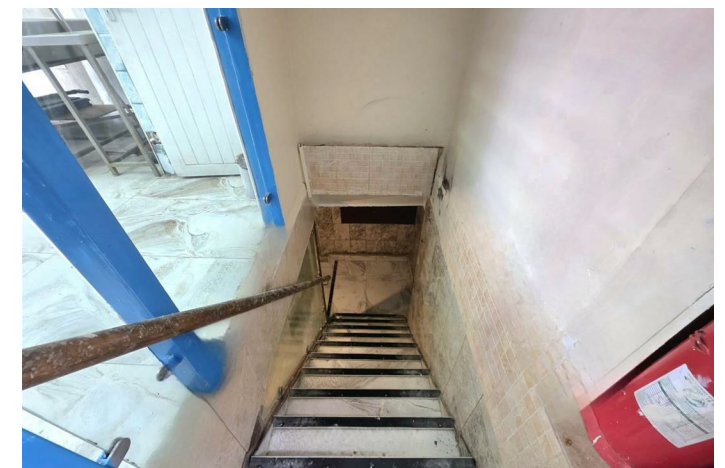
02078460308

info@stonebanks.co.uk

www.stonebanks.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

AVAILABLE



COMMERCIAL (EPC RATING: )

UXBRIDGE ROAD, LONDON, W12 8LH

PER ANNUM

£32,000 PER ANNUM





# null Bedroom Commercial located in London

Stonebanks would like to introduce this Prime Retail Opportunity – Uxbridge Road, Shepherd's Bush, W12

130,000 Premium ( Ono )  
27,500 Current rateable value (1 April 2023 to present)

Located on the bustling Uxbridge Road, this prime retail unit offers a rare opportunity to lease in one of West London's busiest commercial areas. Offered with a 16-year lease, it's perfect for businesses seeking long-term stability and strong footfall.

Situated in a vibrant retail parade, just steps from Shepherd's Bush Market, the property benefits from high visibility and a constant stream of local and visitor traffic. A versatile basement adds valuable extra space for storage or operations.

Key Features:

