



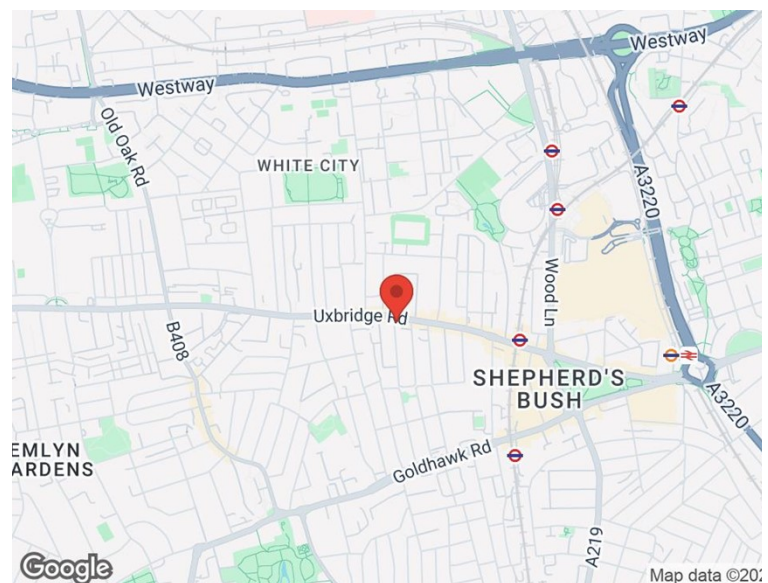
109 & 109a Uxbridge Road, London, W12 8NL

FREEHOLD INVESTMENT - A 3 STOREY, MIXED-USE, VICTORIAN CORNER BUILDING

FOR SALE

Area: 4,516.00 FT² (419.55M²) | Guide Price: £2,300,000 subject to contract |

- x2 retail premises
- x5, 1 bedroom flats
- x2, studio flats





109 & 109a Uxbridge Road, London, W12 8NL

LOCATION:

The building is situated at the end of a parade of shops and uppers on the southerly side of Uxbridge Road, at the junction with Godolphin Road. Other local businesses include, Esarn Kheaw, Nandos, Domino Pizza, Ochi Jamaican, La Brioche, Nut Case Ltd, Mleczko Bakery, Damas Gate, Al Dimashqi, NISA Local, Tesco Express and The Bush Hall. Public transport is accessed via Shepherd's Bush Market (Hammersmith & City line) and Shepherd's Bush Green (Central line and Overland Rail).

LOCAL AUTHORITY: Hammersmith & Fulham

DESCRIPTION:

A 3 storey, mixed-use, Victorian terraced corner building, of London brick construction, the 3rd floor extended with a full mansard.

Shop 109 (Use Class E):

A ground floor and basement lock-up shop, with a fully glazed frontage. The premises is accessed direct from Uxbridge Road and leads to an open plan retail area, fitted with a kitchenette and a disabled access W/C. To the rear of the unit is a mezzanine level and side access onto Godolphin Road. The basement is arranged as a storage room, with x2 vaults to the front, a kitchen, W/C and an office to the rear, with access direct onto a private garden.

Shop 109a (Use Class E):

A ground floor lock-up shop, with a fully glazed return frontage. The corner access leads to an open plan retail area, with a W/C to the rear.

Residential Upper Parts (Use Class C3):

The residential upper parts are accessed from Godolphin Road and lead to a ground floor communal hall and staircase. The 1st floor is arranged with a 1 bedroom flat and two studio flats, each with their own kitchen and shower room. The 2nd floor is arranged with two 1 bedroom flats, each with their own kitchen and shower room. The 3rd floor comprises two further 1 bedroom flats, with open plan reception / kitchens, each with a shower room.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor Shop	706.00	65.59
Lower Ground Floor	994.00	92.35
Shop Mezzanine	212.00	19.70
Ground Floor Hall	86.00	7.99
1st Floor	930.00	86.40
2nd Floor	786.00	73.02
3rd Floor	802.00	74.51
TOTAL	4,516.00FT²	419.55M²

FLOOR PLAN: [Click Here](#)

SALE TERMS:

To be sold with the Commercial and Residential Tenants in occupation.

109 (shop & basement)	£38,000 pax
109a (shop)	£19,800 pax
Flat 1 (studio)	£13,200 pa
Flat 2 (1 bedroom)	£19,200 pa
Flat 3 (studio)	£13,200 pa
Flat 4 (1 bedroom)	£14,400 pa
Flat 5 (1 bedroom)	£14,400 pa
Flat 6 (1 bedroom)	£18,600 pa
Flat 7 (1 bedroom)	£19,200 pa

SMART



MOVES

PRICE: £2,300,000 subject to contract

SERVICE CHARGE: On application

POSSESSION: Sadia Home Textile Ltd occupy No. 109 until 09th October 2026 and Al-Mouna Ltd occupy No. 109a until 18th December 2032. The 7 flats are let on AST Leases.

VAT: Not elected for VAT

CONTACT:

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RATES:

Rateable Value: £40,700 per annum // Rates Payable: £20,309 per annum

LEGAL COSTS:

Each party to be responsible for their own legal costs.

EPC:

Available upon request.

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SMART



MOVES

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