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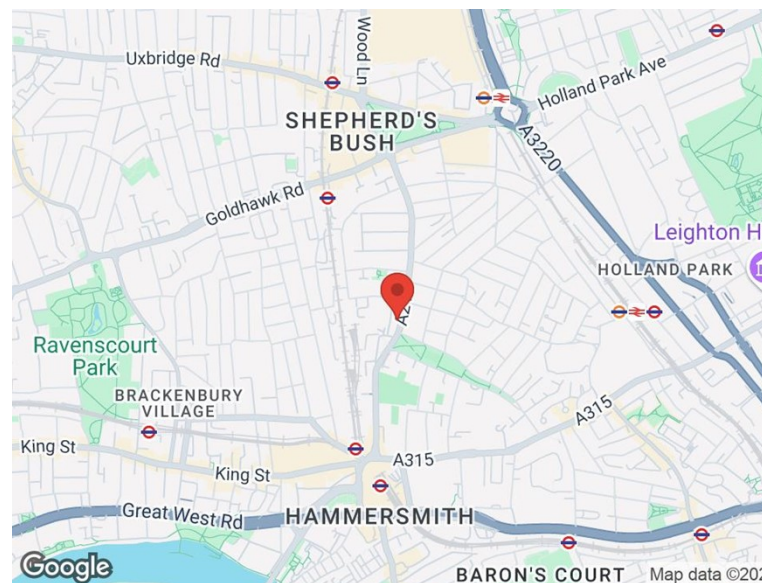
158 Shepherd's Bush Road, London, W6 7PB

INVESTMENT & DEVELOPMENT OPPORTUNITY - A 2 STOREY, MIXED-USE, VICTORIAN TERRACED BUILDING ADJACENT TO BROOK GREEN

FOR SALE

Area: 3,388.00 FT² (314.76M²) | Guide Price: Offers from £1,700,000 subject to contract |

- Close to Hammersmith Broadway
- Ground floor retail premises (E)
- LGF self contained garden flat
- Split level maisonette, private entrance
- Roof terrace
- Potential to extend STPP





158 Shepherd's Bush Road, London, W6 7PB

LOCATION:

The building is situated in a parade of shops and uppers on the westerly side of Shepherd's Bush Road in between the junctions with Barb Mews and Brook Green. Other local businesses Le Petit Citron, Gail's Bakery, Picture, Green Florist, Head Master London, St Charles Dry Cleaners, Brook Green News & Post Office, Los Molinos, Brook Green Whole Foods, Smith's Cocktail Bar and Tesco Superstore. Additionally Hammersmith Broadway and the Westfield Leisure Complex are a short walk away. Public transport is accessed via Shepherd's Bush Green (Central line & Overland Rail) and Hammersmith Broadway (Piccadilly, District and Hammersmith & City lines).

LOCAL AUTHORITY: Hammersmith & Fulham

DESCRIPTION:

A 2 storey, mixed-use, Victorian terraced building of London brick construction, with a later extended shop frontage and bay windows above. The principal roof area is pitched and tiled, with a flat roof to the rear edition.

Shop (Use Class E):

A ground floor lock-up shop and premises, the half-glazed frontage has double folding windows and a glazed panel door, which leads to an open plan retail / seating area fitted with a kitchenette. To the central section are 2 W/C's, before stepping down to a further retail / seating area and small under-stair storage room. Beyond is a part glazed panel meeting room / private dining area, which provides access to a courtyard garden.

The premises is largely in good order with white walls and stained pine floors. Ducting for air conditioning remains in the ceiling and there is provision to mount condensing units in the rear courtyard garden.

Upper Maisonette:

The upper parts are arranged as a 1st and 2nd floor maisonette with private access direct from Shepherd's Bush Road, which leads to an entrance hall and stairs rising to a half landing, rear double bedroom and a shower room. The first floor is arranged with a full width reception room to the front of the building and a double bedroom fitted with an en-suite shower. The 1st floor half landing gives access to a kitchen in the rear edition and a bathroom. The second floor comprises a reception room and study to the front of the floor and a double bedroom to the rear. The stair header continues to a second floor half landing and access out onto a westerly facing roof terrace. Potential to extend into the loft subject to planning permission.

Lower Ground Floor Flat:

The lower ground floor flat benefits from a private entrance and light well direct onto Shepherd's Bush Road. A hall runs the length of the flat, with an open plan kitchen / reception room to the front of the flat and a double bedroom and shower room beyond. To the rear is a second double bedroom with French doors and an en-suite bathroom and access to a rear courtyard, also from the hallway. Good condition, contemporary white kitchen and engineered hardwood floors. Off the front light well are three vaults, which have been knocked together to form a storeroom and fitted with a window.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor Premises	837.00	77.76
Basement Flat	844.00	78.41
GF Hall (Maisonette)	103.00	9.57
1st Floor (Maisonette)	725.00	67.35
2nd Floor (Maisonette)	749.00	69.58
Vaults	130.00	12.08
TOTAL	3,388.00FT²	314.76M²

FLOOR PLAN: [Click Here](#)

SALE TERMS:

The commercial premises are let to estate agents Alexander Steer (Lease details on application), the 2 bedroom garden flat is let on AST terms and the upper maisonette is being sold with vacant possession.

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MOVES

PRICE: £1,700,000.00

SERVICE CHARGE: As and when basis.

POSSESSION: Full vacant possession immediately on completion of legal formalities.

VAT: Not elected for VAT.

RATES:

Rateable Value: £32,250 per annum // Rates Payable: £17,608.50 per annum // NB - We strongly recommend that you verify the rates with the London Borough of Hammersmith & Fulham's Business Rates Department on 0208 753 6681.

LEGAL COSTS:

Each party to be responsible for their own legal costs.

EPC:

Available upon request.

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