



TO LET : RETAIL / LEISURE UNIT

Former Surge Fitness. 230 Shepherds Bush Road, London, W6 7NL

LOCATION

The subject premises occupy a prominent location in central Hammersmith fronting onto Shepherds Bush Road, circa 2 minutes walking distance from Hammersmith Tube station and Hammersmith Broadway Centre respectively (Circle, City, Piccadilly and District lines). Shepherds Bush Road is one of Hammersmith's main arterial/commuter routes connecting Shepherds Bush in the North with Hammersmith Broadway to the south.

Hammersmith benefits from an affluent residential catchment, (household income circa 64% above the Greater London average), with 375,000 residents and 177,000 shoppers within the immediate catchment area.

The premises are situated in a strong location benefiting from significant passing vehicular traffic and footfall. The unit forms part of the state of the art IQ Hammersmith PBSA development (440 beds) which is in close proximity to a number of national retailers and leisure operators including **Nandos, PureGym, Flat Iron, Be At One, Wagamama, Belushi's, Premier Inn Hotel, Caffè Nero, Hammersmith Library, Ikea, Primark, Pret a Manger** and **Marks & Spencer**.

ACCOMMODATION

The property provides a triple frontage glazed shop elevation with a regular shaped modern open plan layout internally. The accommodation provides the following internal floor area:

	m ²	ft ²
Ground Floor	180	1,943

For further information or to arrange a viewing please contact **BOX Property**

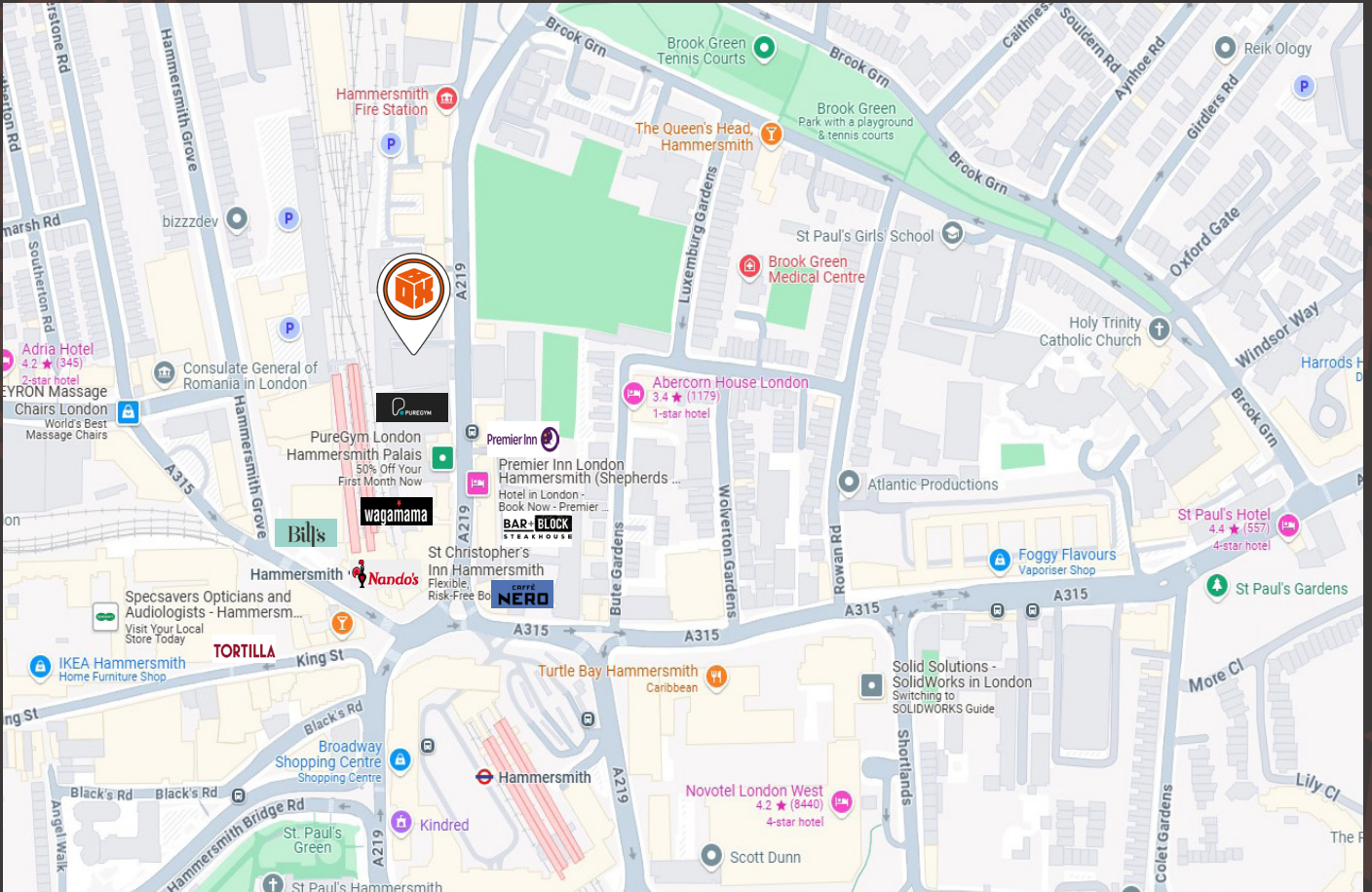
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LEASE

The property is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed.

RENT

£80,000 per annum

BUSINESS RATES

The tenant will be responsible for the payment of business rates to the Local Authority.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in connection with this letting.

VAT

Value added tax is applicable at the prevailing rate.

PLANNING

We understand the property benefits from planning consent for the following uses:

Class E consent (Commercial, Business and Services use)

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority)

SERVICE CHARGE

A service charge for the financial year is available upon request.

ENERGY PERFORMANCE CERTIFICATE

EPC rating A.

A copy of the EPC is available upon request.

VIEWING

Viewing is available by appointment only. Contact details below.

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