



Former Commercial Premises, 1 Shepherd's Bush Green, London W12 8PH

Location

- The property is located in Shepherd's Bush in West London.
- Located on Shepherd's Bush Green sited between Uxbridge Road and Shepherd's Bush Green.
- Opposite the entrance to Westfield London Shopping Centre and also in close proximity to W12 Shopping Centre, Shepherd's Bush Market, Hilton, O2 Empire, restaurants, licenced operators, coffee shops and residential dwellings.
- Benefits from good transport links with Shepherd's Bush Underground and Mainline Stations being opposite, Shepherd's Bush Market Station 0.3 miles west, Goldhawk Road Station approximately 0.2 miles south west, Wood Lane Station 0.5 miles north and Holland Park Station 0.8 miles east of the property.

For a better understanding of the location, please review [Google Street View](#)

Property

The premises occupies an attractive triangular island space on Shepherd's Bush Green and is arranged over the basement floor only. The premises were originally opened as public WC's, then subsequently operated as a Snooker Hall and most recently as a nightclub. The basement is accessed via two separate iron gated entrances at street level. We understand the gross approximate area to be as follows:

Basement	206 sq m	2,217 sq ft
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Plans are available upon request.

Handover

The property will be handed over in shell condition.

Tenure

The premises are available by way of a new long leasehold for a term of 125 years. The premises can also be made available on a new 15-25 year lease, with five yearly rent reviews at a rent per annum to be agreed.

Price

Offers Invited. Rental Offers Invited.

Town Planning

For enquiries regarding planning, open space and heritage issues relating to potential new uses/development on this site and for the full planning history of the premises, please contact London Borough of Hammersmith & Fulham Planning through their pre-application advice service: [LBHF Planning Link](#) and [LBHF Planning History](#)

Further Details

An EPC has been commissioned and can be made available on request. Each party is to bear their own legal costs incurred in this transaction. All rents quoted may be subject to VAT provisions.

Viewing is strictly by prior appointment with sole agent
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