



UXBRIDGE ROAD

SHEPHERD'S BUSH, LONDON W12 8NL

Landmark Mixed Use Building located on this globally-renowned area – 3,687 sq.ft. (342.54 sq.m.)



FOR SALE

£1,950,000

Tenure: Freehold

Attractive Capital Value at just £529 p/sq/ft

Winkworth

Development & Commercial Investment

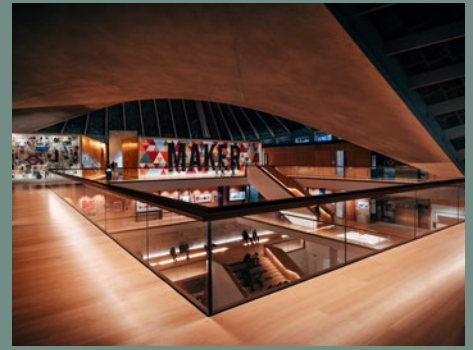
FREEHOLD COMMERCIAL & RESIDENTIAL INVESTMENT

Number 99 Uxbridge Road is a unique and exceptional Central London investment opportunity, representing the best that the Capital has to offer by combining period grandeur with the appeal and dynamic asset class that is mixed use real estate.

The property was subjected to a complete refurbishment and structural upgrade in 2009/10, with further internal enhancements made in 2018, delivering the existing four self-contained residential apartments and providing a thoughtful layout that allows both use classes to function independently of each other. As a result of these works, there is no requirement for further capital expenditure in the near – mid term.

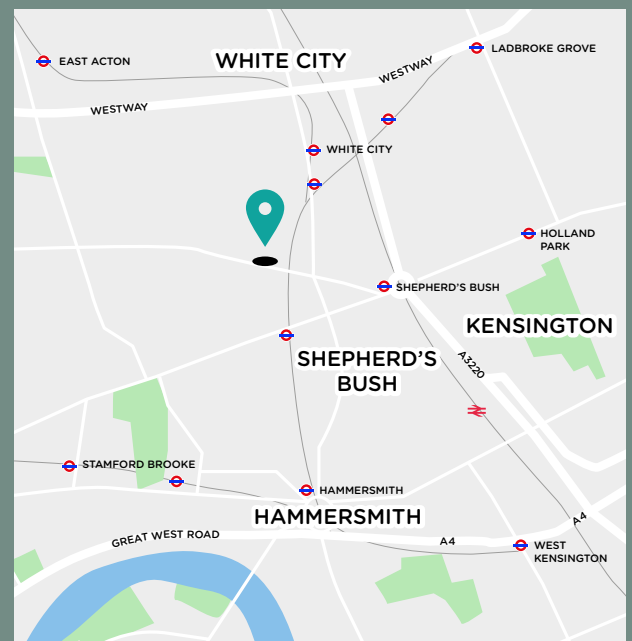


- Fully developed Mixed Use Investment
- Gross Internal Area of 3,687 sq.ft. (342.54 sq.m.)
- Commercial and C3 Residential across 5 floors
- Prime Shepherd's Bush location
- Combined Income of £119,800 per annum (6.14%)
- Attractive Capital Value at just £529 p/sq/ft
- High levels of footfall and investment prospects



LOCATION

The W12 postcode where 99 Uxbridge Road is located is often cited as one of the most under-valued pieces in Prime Central London, with significant upsides anticipated by virtue of its striking period architecture, high levels of footfall and close proximity to significantly more valuable residential districts such as Kensington and Holland Park. In addition, the immediate area itself benefits from a superb variety of retail destinations – both independent and national – with an eclectic mix of established restaurants and bars, and the landmark Westfield Shopping Centre all located within walking distance. Shepherds Bush itself boasts the active Green, Dorset Hotel chain and an accessibility across London via public transport that is almost unrivalled. For overseas travel, Heathrow is conveniently located along the A4 with good access from this particular district.



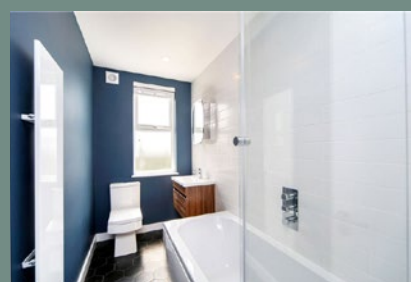
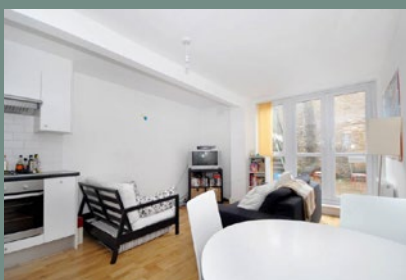
OCCUPATIONAL LEASES

RESIDENTIAL:-

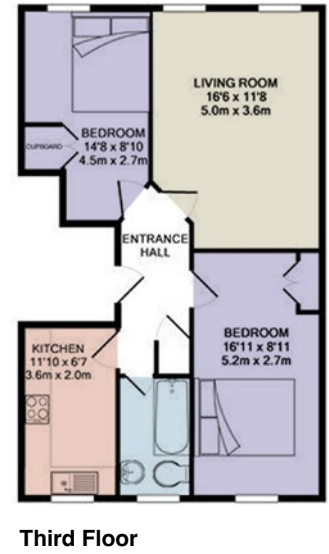
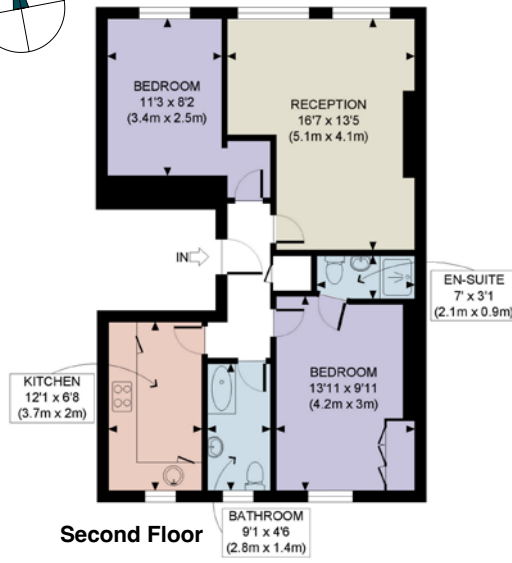
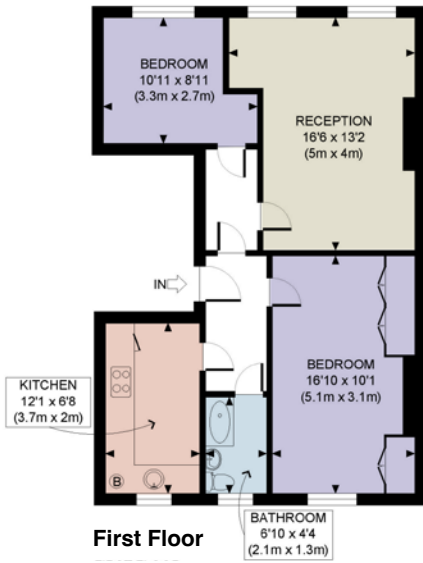
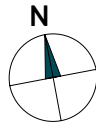
The four self-contained residential units represent the ideal rental investment mix for the area, with 3 x 2 bedroom apartments and 1 x 3 bedroom which benefits from its own private garden. The performance of this investment is most highly rated with the managing agent reporting minimal void periods and the Gross Rental Income when combined with the retail standing at £119,800 per annum representing a Gross Initial Yield of 6.14%.

COMMERCIAL:-

With the Commercial Use Class 'E' element to the Ground & Basement floors, the building also qualifies for non-residential stamp duty rates (capped at 5%) revealing further savings to an investor versus the cost of individual unit acquisitions.



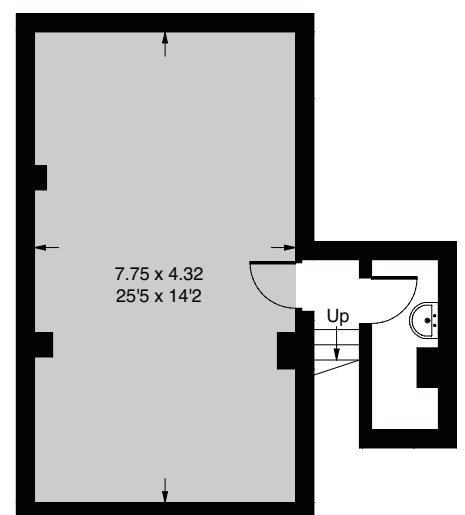
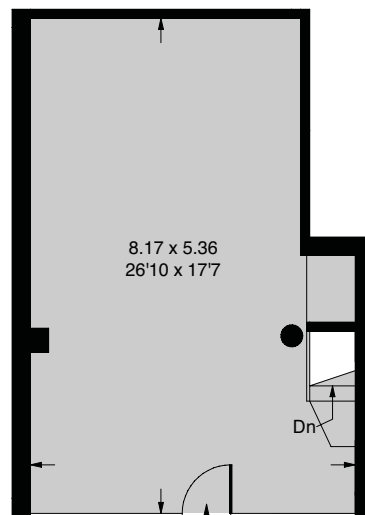
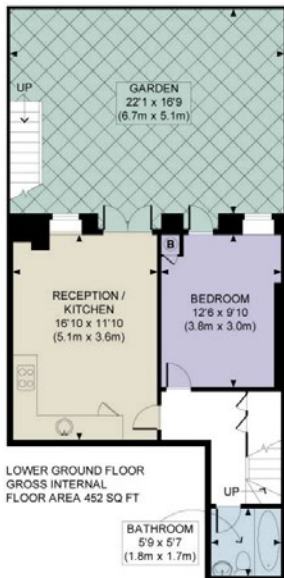
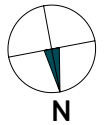




Uxbridge Road W12

Residential GIA
Commercial GIA
TOTAL

2,840 sq.ft. (263.9 sq.m.)
847 sq.ft. (78.7 sq.m.)
3,687 sq.ft. (342.6sq.m.)



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

PLANNING

TENURE

Freehold.

TERMS

The property is being offered for sale subject to the five current occupational leases.

EPC

Commercial: B (47)
Ground Floor Flat: C (75)
First Floor: C (72)
Second Floor: C (77)
Top Floor: C (78)

VAT

The property is not elected for VAT.

RATEABLE VALUE

The rateable value of the Commercial has been set at £21,000 per annum.

RATES PAYABLE

We strongly recommend that you verify these rates within the London Borough of Hammersmith & Fulham's Business Rates department on 020 8753 6681.

ACCOMMODATION

Schedule of Accommodation & Rental Income/Projections for 99 Uxbridge Road, Shepherds Bush, London W12 8NL (Apr-2025)

Unit	Layout	Floor	Beds	Baths	O/A	Sq.m. (Apprx.)	Sq.Ft. (Apprx.)	Current Rent
Commercial	Duplex	Ground & Basement	n/a	n/a	n/a	n/a	847	£16,000
Apartment 1	Maisonette	Ground & Basement	3	2	Garden	83.0	893	£29,400
Apartment 2	Lateral	First	2	1	n/a	58.0	651	£23,400
Apartment 3	Lateral	Second	2	2	Balcony	61.2	667	£25,200
Apartment 4	Lateral	Third	2	1	n/a	58.5	629	£25,800
Total						342.7	3,687	£119,800

Our views on price are not intended as a formal valuation and should not be relied upon as such. They are given in the course of our agency role as guidance and no liability is accepted for use by a third party nor for any purpose than that stated.

BLOCK DEAL

6.14%





PROPOSAL

A 'Guide Price' of £1,950,000, subject to contract, for the Freehold interest.

FURTHER INFORMATION

Should you wish to arrange an inspection or require further information, please contact the sole selling agents.



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