

green  
& partners

167/181

**Askew Road**

SHEPHERD'S BUSH | LONDON | W12 9AX



**West London Sainsbury's Convenience Investment**

**Sainsbury's**



# Investment Summary

Desirable West London foodstore investment opportunity.

- Affluent West London residential suburb;
- Prominent and accessible site in close proximity to Central London;
- Strong residential residual underpin;
- Virtual Freehold;
- Well configured 4,043 sq ft (376 sq m) store arranged over ground floor;
- Well established sought-after London Village retail parade;
- Newly developed building;
- 100% of income secured against undoubted Sainsbury's Supermarkets Ltd covenant;
- A new 15 year lease with Sainsbury's Supermarkets Ltd with 5 yearly upwards only open market reviews;
- Income of £121,800 per annum (£30.13 per sq ft).

[▶ Watch Video](#)

THE VENDOR IS SEEKING A PRICE OF

## £2,080,000

(Two Million and Eighty Thousand Pounds), exclusive of VAT and subject to contract. A purchase at this level would reflect a

**Net Initial Yield of 5.48%**

Assuming graduated purchasers' costs of 6.80%.





## Location

Shepherd's Bush is a vibrant and desirable area in West London, located within the affluent Borough of Hammersmith and Fulham. It is bordered by Hammersmith to the south, Notting Hill and Holland Park to the east, White City and Kensal Green to the north, and Acton and Chiswick to the west. Just 5 miles (8 km) from Central London, the area is popular among professionals and families alike, drawn by its excellent schools, diverse dining scene, independent boutiques, and lively cafés and bars. The borough ranks among the top five wealthiest in London.



Askew Road is a busy West London Village retail destination, located in an area which is predominantly characterised by residential property, with a mixture of modern flats and houses.

## Connectivity

The area benefits from excellent transport links with Stamford Brook and Goldhawk Road Underground stations nearby and Shepherd's Bush and Hammersmith stations located within 1.5 miles.



**A40:** Central to West London, connects with M40/M25.  
**A4:** Central to West London, connects with M4/M25.



**94** to Piccadilly Circus via Shepherd's Bush, Notting Hill, and Oxford Street, **237** to Hounslow via Kew and Chiswick and **306** to Hammersmith and Fulham.



# Demographics & Regeneration

Askew Road and Shepherd's Bush sits within an extremely densely populated and wealthy catchment of the London Borough of Hammersmith and Fulham.



5,570

Residents

5 min walk of subject property



72%

in social grade ABC1

National average is 54%



£730,000

Average House Price

25% above London's average

## Shepherd's Bush Market

Shepherd's Bush Market, a 109-year-old West London landmark, is being redeveloped by Yoo Capital in a £150 million project. Plans include a nine-storey commercial building with an Imperial College life science incubator, 40 council-managed affordable homes, and market upgrades like new stalls, better lighting, and restored railway arches to support local traders.

## Television Centre

Undergoing a £1.5 billion transformation by Stanhope, the former broadcasting hub is now a vibrant mixed-use community with 950 new homes, a Soho House hotel, 300,000 sq ft of offices, creative studios, independent restaurants, an Electric cinema and a health club with a rooftop pool.

## Westfield Shopping Centre

Westfield London, owned by Unibail-Rodamco-Westfield, opened in October 2008 as one of Europe's largest shopping centres, with 1.6 million sq ft of retail space and over 265 outlets. Located in West London's White City, it quickly became a major shopping and entertainment hub. In response to its success, a £600 million expansion was completed in 2018, adding 740,000 sq ft, including 90 new stores, a 230,000 sq ft John Lewis, and more dining and leisure options. The extension brought the total size to 2.4 million sq ft, making it the largest shopping centre in Europe.



# Description

The property comprises a prominent corner building recently developed Sainsbury's convenience store, surrounded by predominantly residential dwellings.

**Sainsbury's  
Accommodation  
4,043 sq ft  
ARRANGED OVER  
GROUND FLOOR**

**167/181  
Askew Road**

## Situation

The subject property is located on Askew Road within the Shepherd's Bush area of West London, within the London Borough of Hammersmith and Fulham. The property is approximately 6 miles west of Central London.

The property is ideally positioned within a well-established and affluent residential area, popular among young professionals - particularly those aged 25 to 44 - who are drawn to the vibrant, community-oriented lifestyle.

Serving as a key local amenity, the convenience store plays a central role in daily life, supported by a range of nearby essentials including schools, nurseries, and excellent transport connections. These features contribute to the area's strong neighbourhood appeal and lifestyle.

The subject property is situated in a prominent position on the north eastern side of Askew Road in between its junctions with Starfield Road and Davisville Road. Askew Road joins Uxbridge Road (A4020) to the north and Goldhawk Road (A402) to the south.



# Tenancy

The property is let to Sainsbury's Supermarkets Limited, for a term of 15 years from 16th August 2025 expiring 15th August 2040 (Tenant Break 15th August 2035).



**View  
Inside  
Store**

**£121,800**  
**Current Rent per annum**

The lease is subject to five yearly upwards only open market rent reviews.

## Sainsbury's Key Facts

**£27.8bn**  
**Annual Turnover**

**£4.1bn**  
**Net Worth**

**4.43%**  
**Annual Sales Increase  
from 2023**

**15.5%**  
**Market Share**

The second  
largest  
supermarket  
chain



## Covenant

The income is secured against the undoubted Sainsbury's Supermarket Limited (Company Number 03261722) and is the second largest supermarket chain. The company occupies 1,428 stores across the UK (820 convenience stores and 608 supermarkets). We set out the last three years' accounts for Sainsbury's Supermarket Limited as follows:

Financial Year Ending	Turnover £'000s	Profit Before Tax £'000s	Total Assets £'000s
02 March 2024	£27,877,000	£273,000	£18,376,000
04 March 2023	£26,693,000	£137,000	£19,185,000
05 March 2022	£25,238,000	£244,000	£20,646,000



## Tenure

The property is held on a virtual freehold with 981 years unexpired term certain.

## Planning

The property is not listed and does not sit within a conservation area.

## EPC

An EPC is available upon request.

## VAT

The property has been elected for VAT and is assumed the sale will be conducted via a Transfer of a Going Concern (TOGC).

## AML

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

[▶ Watch Video](#)



## Proposal

THE VENDOR IS SEEKING A PRICE OF

**£2,080,000**

(Two Million and Eighty Thousand Pounds), exclusive of VAT and subject to contract.

A purchase at this level would reflect a

**Net Initial Yield of 5.48%**

Assuming graduated purchasers' costs of 6.80%.



# Contact

For further information or to arrange an inspection, please contact:

**ALEX MURRAY**

07498 269 560  
alex.murray@greenpartners.co.uk

**WILL CIVIL**

07950 700 182  
will.civil@greenpartners.co.uk

**BEN SIMPSON**

07751 220 817  
ben.simpson@greenpartners.co.uk

green  
&partners

**Misrepresentations Act:**

The agents for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) these particulars are given without responsibility of The agents or the vendors or lessors as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The agents cannot guarantee the accuracy of any descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The agents (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) except in respect of death or personal injury caused by the negligence of The agents, its employees or servants, The agents will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars save to the extent that any statement made in these particulars has been made fraudulently. JULY 2025

