



Goldhawk Road, Shepherd's Bush, London, W12 **To Let**

Short Term Let Only, 1-2 Years
A1 Retail use with ancillary uppers
3326 sq ft (309 Sq,M)
Close to Shepherd's Bush Green/Westfield
Busy Location

**£52,000 per
annum**

Location:

The property is situated on the north side of Goldhawk Road an established retail parade with both independent and established users. The unit is located a short distance away from Shepherds Bush Market and Goldhawk Road Station (which is served by the Hammersmith and City Line).

Description:

The subject property is currently arranged as a retail unit arranged over three floor providing a large sales area as well as ample storage on first and second floors.

User:

We believe the premises fall under Class A1 Retail Use of the Town & Country Planning (Use Class) (Amendment) Order 2005

Accommodation:

The property offers the following (NIA) approximate dimensions: -

Ground Floor 1,538 sq ft – 142.98 sq m

Basement 642 sq ft – 59.64 sq m

Mezzanine 301 sq ft – 28.02 sq m

First Floor 845 sq ft – 78.49 sq m

Total 3,326 sq ft – 309.13 sq m

Terms:

The property is being offered for term of 1 year contracted outside the Landlord and Tenant Act 1954, with 3 months notice period

Rateable Value:

We are advised that the property's Rateable Value is £34,750 interested parties should make their own enquiries.

EPC:

We are awaiting the EPC.

Legal Fees:

Each party to bear own legal costs.

Contact:

Varol Zafer D: 020 8222 9946 M: 07900 224967 E;v.zafer@willmotts.com

Shahid Sadiq D: 020 8222 9945 M: 07961 410931 E;s.sadiq@willmotts.com

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