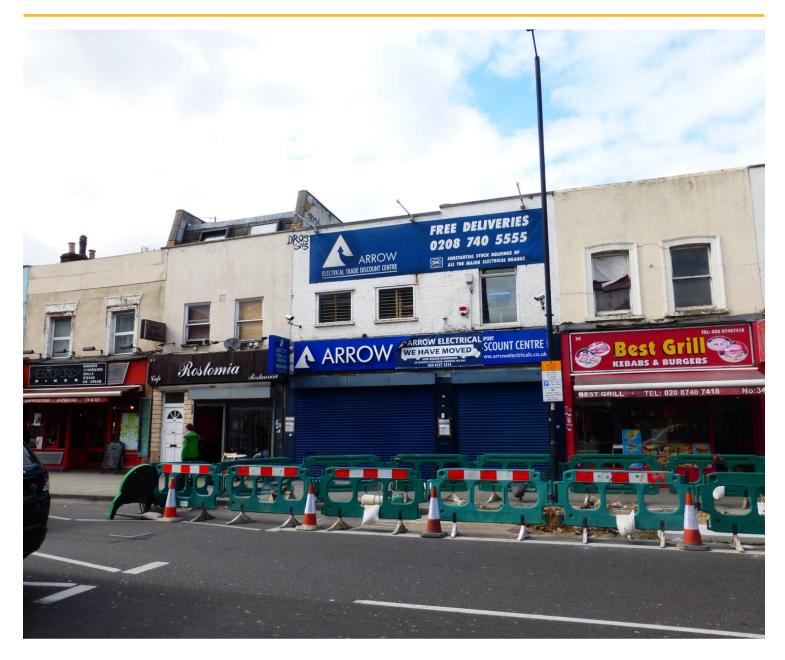


Willmott House, 12 Blacks Road, London W6 9EU T: 020 8748 6644 F: 020 8748 9300 E: commercial@ willmotts.com W: www.willmotts.com



Goldhawk Road, Shepherds 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 Shepherds 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 .

Important Notice

^{1.} No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor. 2. Any photographs (and artist's impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3 Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.