

**137 GOLDHAWK ROAD  
LONDON  
W12 8EN**



**SMALL SHOP TO LET (CLASS E) – NIA 316 SQ. FT. (29.35 SQ. M.)  
GROUND AND MEZZANINE  
EXCELLENT TRANSPORT LINKS FROM GOLDHAWK ROAD TUBE  
STATION  
NEW LEASE – NO PREMIUM**

**TO LET**

### Location:

The premises form part of a high street retail parade and are located on the busy Goldhawk Road near to its junction with Sycamore Gardens. It is well served by transport links, including the 94/237 bus routes and is 0.2 miles (5-minute walk) west of Goldhawk Road Underground (Hammersmith & City Lines and Circle Lines). It is situated halfway between Shepherds Bush Green and Ravenscourt Park. Nearby national traders include Majestic Wine, Nisbets and Sainsbury's.

### Description:

The unit is accessed from Goldhawk Road only and comprise a small retail sales area over ground floor and an additional ancillary space over mezzanine level. It benefits from two off-street car parking spaces, a glass frontage, shutters and a WC at the rear.

### Accommodation Schedule:

Floor	Net Internal Floor Area
Ground	163 sq. ft. (15.12 sq. m.)
Mezzanine	153 sq. ft. (14.23 sq. m.)
<b>Total</b>	<b>316 sq. ft. (29.35 sq. m.)</b>

### User:

We believe the premises fall under Class E of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

### Rateable Value:

We are advised by the VOA website that the property has a Rateable Value of £10,500;

however, interested parties should make their own enquiries on the rates payable.

### EPC:

The property has EPC rating of D (96). A copy of the EPC is available upon request.

### Legal Fees:

Each party to bear its own legal costs.

### VAT:

May be applicable at the prevailing rate.

### Terms:

A new effective full repairing and insuring lease for a term to be agreed, subject to upward-only rent reviews.

### Rent:

**£17,500 per annum** exclusive of other outgoings.

### Anti-Money Laundering:

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

### Contacts:

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