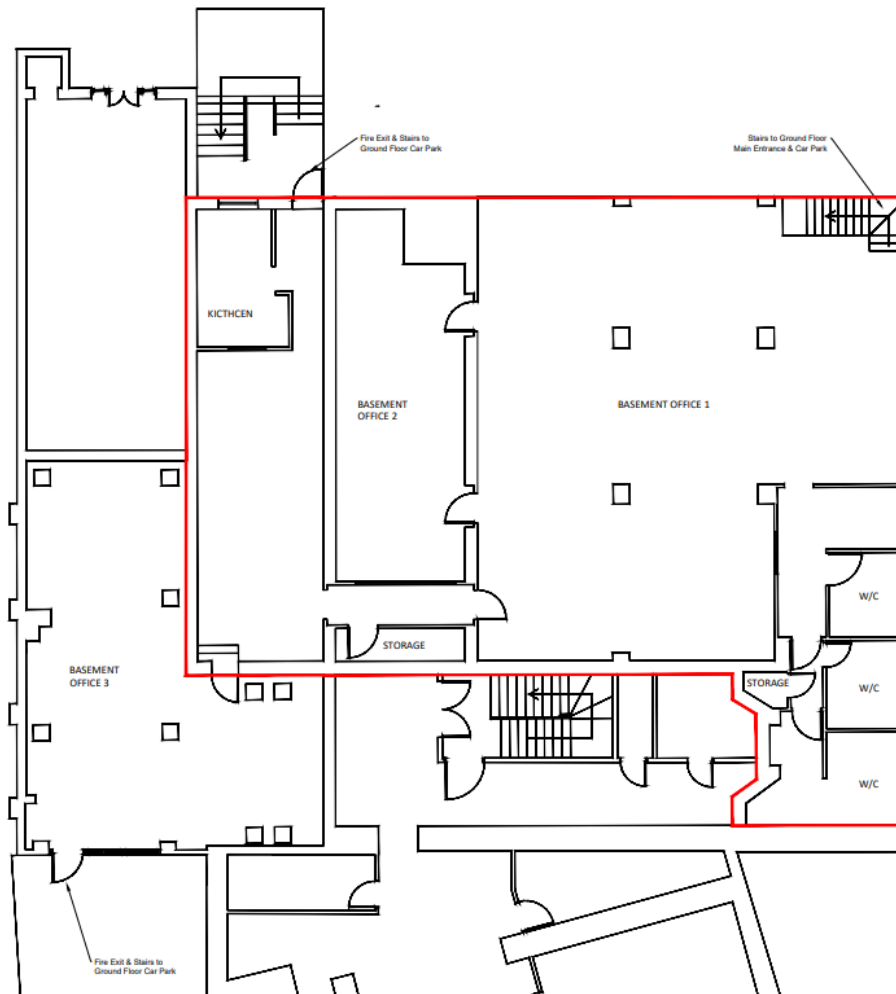


54 GOLDHAWK ROAD LONDON W12 8AH



BASEMENT UNIT (CLASS E) TO LET VARIOUS USES CONSIDERED 2,880 sq. ft. (268 sq. m.)

Location:

The property is situated on the northern side of Goldhawk Road close to its junction with Lime Grove. It is accessible via various transport links including Goldhawk Road Underground Station (Circle and Hammersmith & City Lines), which is less than 0.1 miles from the unit. It is accessed via a gated entrance and service road to the right-hand side of Sainsbury's. Shepherd's Bush Market and various national retailers, public houses and restaurants serve the local area.

[Location Map \(Please Click\)](#)

[Street View \(Please Click\)](#)

Description:

The premises comprise a self-contained and spacious basement unit which was formerly occupied by the Young Chelsea Bridge Club. The accommodation is mainly open plan with some partitioning and structural pillars, originally used to create private bridge games rooms. The unit benefits from two emergency fire exits, AC ventilation, a kitchen and male/female WC facilities.

Accommodation Schedule:

Floor	Net Internal Floor Area
Basement	2,880 sq. ft. (268 sq. m.)
Total	2,880 sq. ft. (268 sq. m.)

User:

We believe the unit benefits from Class E use of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Rent:

£50,000 per annum, exclusive of other outgoings.

Rateable Value:

We are advised by the VOA website that the rateable value for the property is £17,750, however interested parties should make their own enquiries.

EPC:

The property has an EPC rating of 114 (E), and a copy of the EPC is available upon request.

Legal Fees:

Each party to bear own legal costs.

VAT:

VAT is not applicable.

Terms:

A new full repairing and insuring lease contracted inside the Landlord & Tenant Act 1954, for a term to be agreed and subject to upward-only rent reviews on the 5th year anniversaries of the term.

Parking:

Two onsite parking bays.

Viewings:

Strictly via the Landlords sole joint agents Willmotts:

Contacts:

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