

## 37 GOLDHAWK ROAD LONDON W12 8QQ

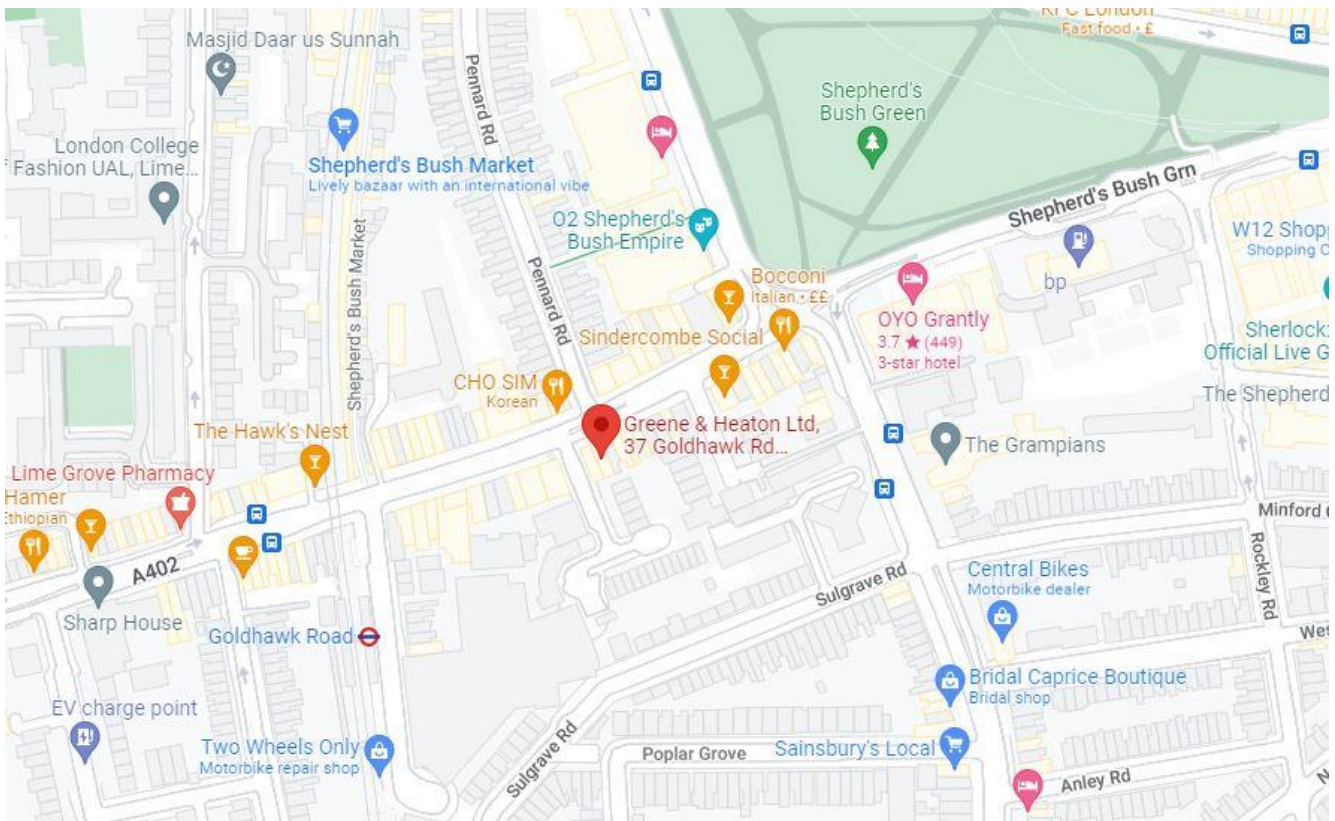


**999 YEAR LONG LEASEHOLD OFFICES FOR SALE**  
**SOLD WITH FULL VACANT POSSESSION**  
**OFFERS IN THE REGION OF £450,000**

### Location:

The offices occupy a prime position on the southern side of Goldhawk Road (A402) in the heart of Shepherd's Bush, opposite its junction with Pennard Road. The A402 is a major vehicular route linking the premises with Notting Hill and further afield towards Paddington. Great West Road (A4) is a short drive south of the property, providing quick access to Heathrow Airport which is 15 miles to the west. The premises is well-served by existing public transport routes, including **Goldhawk Road Station** (Circle and Hammersmith & City Lines) which is a 1-minute walk from the premises.

Shepherd's Bush is a vibrant and affluent district in West London and is identified as a major metropolitan centre in the London Plan. It is primarily residential; however, its focus is Westfield Shopping Centre which is nationally recognised and attracts a significant number of visitors throughout the year. The locality is also characterised with smaller multicultural operators, including those trading from the diverse and popular Shepherd's Bush Market which is located on the east side of the railway viaduct and is a short walk from the premises.



### Description:

The premises comprises the first, second and third floors of a converted Victorian terraced four-storey house which is now arranged with ground floor commercial accommodation plus offices within the upper parts. The building is of traditional solid brick construction with the original soft wooden framed sash windows to the front and rear, all beneath a flat roof believed to have an asphalt covering beneath low parapet walls. The offices are self-contained, benefitting from an entrance on Goldhawk Road adjacent to the ground floor commercial unit.

**Accommodation:**

Floor	Net Internal Floor Area (approx.)
First	432 sq. ft. – 40.05 sq. m.
Second	434 sq. ft. – 40.28 sq. m.
Third	293 sq. ft. – 27.25 sq. m.
<b>Total</b>	<b>1,158 sq. ft. – 107.58 sq. m.</b>

**User:**

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

**Local Council:**

London Borough of Hammersmith & Fulham.

**EPC:**

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

**Business Rates:**

We are advised by the VOA website that the property has a Rateable Value of, £18,750; however, interested parties should make their own enquiries on the rates payable.

**Legal Fees:**

Each party to bear its own legal costs.

**Tenure:**

The premises will be sold off on an existing 999-year long lease which commenced on 31<sup>st</sup> July 1986.

**Ground Rent:**

There is a ground rent payable of £30 per annum for the duration of the leasehold term.

**Service Charge:**

The service charge is currently not implemented however if it is implemented, a 75% apportionment is liable to be paid for the annual service charge accounts.

**Terms:**

Offers invited in excess of £450,000 leasehold, sold with full vacant possession.

**VAT:**

May be applicable at the prevailing rate.

**AML:**

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

**Viewings:**

By appointment only via landlord's sole agent: **Willmotts Chartered Surveyors.**

**Contacts:**

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