

27 GOLDHAWK ROAD LONDON W12 8QQ



CLASS E UNIT TO LET – NEW LEASE AVAILABLE
APPROX. 1,256 SQ. FT. (116.68 SQ. M.)
0.1 MILES FROM GOLDHAWK ROAD UNDERGROUND STATION

TO LET

Location:

The premises are located on the eastern end of the busy Goldhawk Road (A402) near Shepherd's Bush Green, a high footfall and vibrant through-route route serving a wealth of local and national brands including Tesco Express, BrewDog and Sainsbury's. It is within walking distance of the world-famous Westfield shopping centre, O2 Shepherd's Bush Empire, and the Shepherd's Bush Market. The premises is a 1-minute walk from Goldhawk Road Underground (Hammersmith & City and Circle Lines), and 0.3 miles from Shepherd's Bush Station (Overground and Southern Railway).

Description:

The subject unit occupies a prime mid-terrace position and forms part of a mixed-use building. It is currently trading as a retail shop for the sale of fabrics and is arranged over ground and basement levels. The stairwell is located at the rear of the premises, providing access to the basement which contains existing WC facilities and ancillary storage space.

Accommodation Schedule:

Floor	Net Internal Floor Area
Ground	712 sq. ft. (66.14 sq. m)
Basement	544 sq. ft. (50.53 sq. m)
Total	1,256 sq. ft. (116.68 sq. m)

User:

We believe the premises fall under Class E use 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 £25,500;

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

EPC:

The property has EPC rating of B (49). 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 every 5th year.

Rent:

£37,500 per annum, exclusive of VAT and 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.

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