

## 72 GOLDHAWK ROAD LONDON W12 8HA



SHOP UNIT (CLASS E) AVAILABLE ON A NEW LEASE  
APPROX. 933 SQ. FT. (86.68 SQ. M.) – NO PREMIUM  
0.1 MILES FROM GOLDHAWK ROAD STATION

**TO LET**

### Location:

The property is located on the eastern end of the busy Goldhawk Road (A402) towards Shepherd's Bush Green, close to its junction with Lime Grove. It occupies a mid-terrace position in a local retail parade which comprises a diverse mixture of commercial businesses. Nearby national operators include Sainsbury's, Paddy Power and Ker & Co Estate Agents. The premises is well-served by public transport routes, being 0.1 miles from Goldhawk Road Underground Station (Circle and Hammersmith & City Lines). The A4/M3 are a short drive from the property, providing direct access to Heathrow Airport.

### Description:

The premises comprise the ground floor and basement levels of a mixed-use building, with self-contained access fronting onto Goldhawk Road. Formerly used as a butcher, it benefits from a front shutter system, existing cold storerooms and WCs on the ground floor and basement levels, and ancillary storage space. There is additional storage in the loft space above the rear of the ground floor which is uninspected. Services include electricity and water. There is a rear external courtyard which is accessed from the basement level, and a forecourt to the front of the premises.

### Accommodation Schedule:

Floor	Net Internal Floor Area
Ground	470 sq. ft. / 43.62 sq. m.
Basement	463 sq. ft. / 43.01 sq. m.
<b>Total</b>	<b>933 sq. ft. / 86.68 sq. m.</b>
Rear Courtyard	54 sq. ft. / 5.02 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 £17,250; however, interested parties should make their own enquiries of the rates payable.

### EPC:

An EPC has been commissioned and will be available shortly.

### Legal Fees:

Each party to bear its own legal costs.

### VAT:

Not applicable.

### Terms:

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

### Rent:

**£26,250 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.

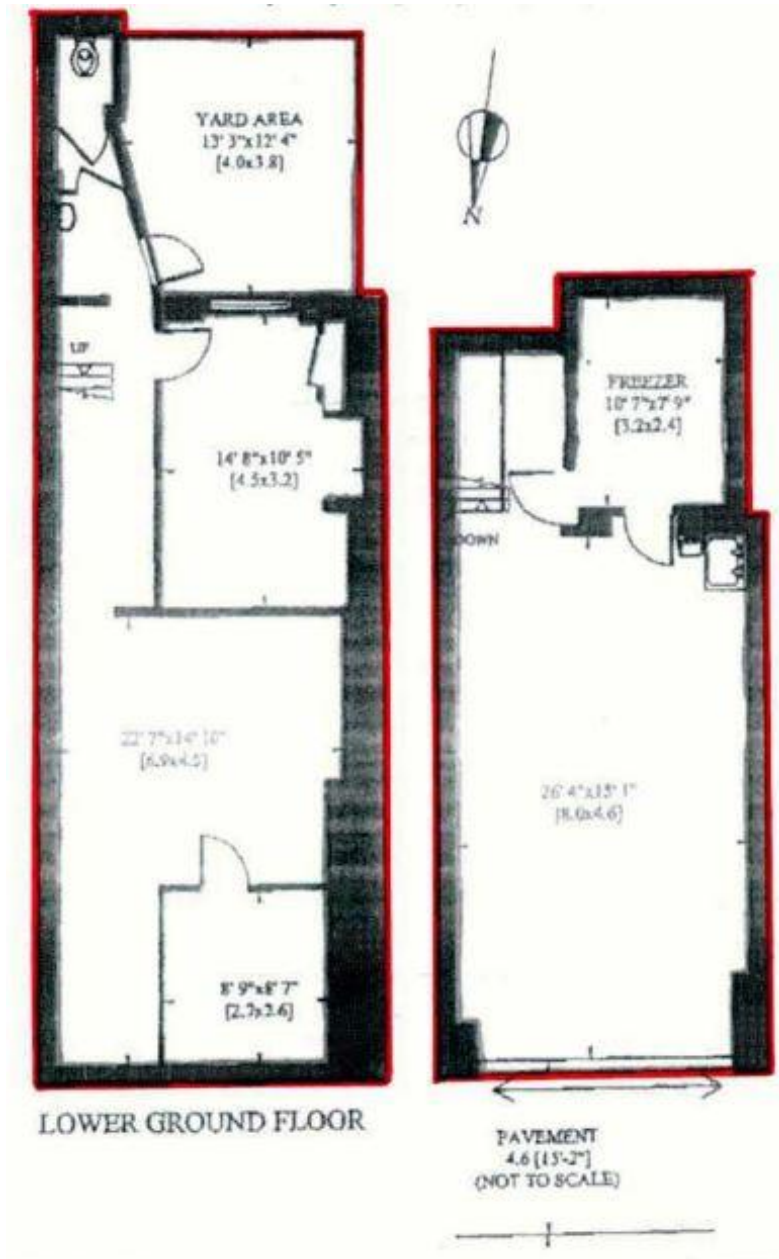
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## Floor Plans:



\*Floor plan above is for indicative purposes only and is not to scale.

### Important Notice

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