



Goldhawk Road, Shepherds Bush, London, W12 **To Let**

334 sq m (3595 sq ft)  
 Alternative use possible  
 Opposite Goldhawk Road Tube Station  
 A/c and air Ventilation system  
 On site parking

**£70,000 per annum**

**Location:**

The property is located on the northern side of Goldhawk Road close to its junction with Lime Grove. Goldhawk Road underground station (Hammersmith & City and Circle lines) is directly opposite the property and numerous bus routes pass in front of the premises. Shepherds Bush Market and national retailers which include Sainsburys, Costa Coffee, Tesco and Paddy Power along with a variety of restaurants and public houses are situated close by, serving the local community.

**Description:**

The premises comprises a self contained leisure unit formally occupied by the Young Chelsea Bridge Club. The accommodation is mainly open plan but has some partitioning which originally created private bridge game rooms. The property benefits from two emergency fire exits, a kitchen and WC facilities.

**Accommodation:**

The property offers the following approximate area.

Basement 334 sq. m. - 3,595 sq. ft.

**Use:**

E use class, which is open to various uses.

**Terms:**

A new full repairing & insuring lease for a term by arrangement.

**Rateable Value:**

We are advised by the VOA website that the property has a Rateable Value of: £17,750; however interested parties should make their own enquiries.

**EPC:**

The property has energy performance rating of E - 114. A copy of the EPC are available upon request.

**Legal Fees:**

Each party to bear own legal costs.

**Viewings:**

Strictly via the Landlords sole joint agents Willmotts:

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## Map



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