



MIXED USE BUILDING IN SOUGHT AFTER LOCATION
OFFERS IN EXCESS OF £895,000 FREEHOLD
69 GOLDHAWK ROAD SHEPHERDS BUSH W12 8EA

 **Willmotts**

The Complete Property Service

020 8748 6644

- GF LET & PRODUCING £18,000 PA - ERV £25/28,000
- VACANT SPLIT LEVEL MAISONETTE - ERV £26,000
- CAR PARKING AT REAR
- DEVELOPMENT POTENTIAL
- SOUGHT AFTER LOCALITY
- LBH&F PARKING PERMIT

Location

Located on a popular and busy parade of shops opposite a Sainsbury's Local and the soon to be developed Shepherd's Bush Market close to the Goldhawk Road underground station. There are further transport connections, restaurants and shopping to be found at Westfield London.

Description

The building offers scope for further enlargement subject to planning consent and re arrangement of the internal layout. The accommodation currently provides a three bedroom residential unit over three floors. This is accessed to the rear of the building via a secure gated car park. The lock up shop has a basement level accessed via a trap door as well as the benefit of a car parking space within the car park.

User

Class E of the Town & Country Planning (Use Class) (Amendment) Order 2005.

EPC

The Energy performance certificate has rating of D(55) . A copy of the EPC is available upon request.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions

Location	Sq M	Sq Ft.
Ground Floor Retail	49.9	537
Maisonette	90.3	972
Total	140.2	1509

Tenure

Freehold subject to the existing leases.

Tenancies

We understand that the retail unit produces a rent of £18,000 per annum and has rent review due in 2026.

Terms

Offers are invited in excess of £895,000 for our client's freehold interest.

VAT

The property has not been elected for VAT purposes.

Legal

Each party to bear its own legal costs.

AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

Important Notice

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Viewing

By appointment only via seller's joint sole agents: Willmotts Chartered Surveyors and Kerr & Co.

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Floor Plan - 69 Goldhawk Road W12 - Not To Scale

