

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





- 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

matters must be verified by any intending buyer/lessee.





^{1.} No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor.

^{2.} Any photographs (and artist's impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.

3 Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These









Viewing

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

Sales 020 8743 1166 sales@kerrandco.com



Huseyin Zafer Emily Bradshaw M: 07918482210 M: 07920 769395

Varol Zafer Shahid Sadiq
M: 07900 224967 M: 07961 410931
E: v.zafer@willmotts.com E: s.sadiq@willmotts.com



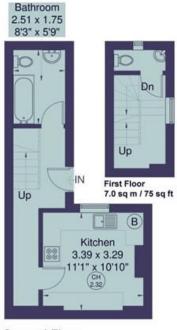


020 8748 6644

Floor Plan - 69 Goldhawk Road W12 - Not To Scale



Ground Floor 49.9 sq m / 537 sq ft



Ground Floor 24.1 sq m / 259 sq ft



Second Floor 33.9 sq m / 365 sq ft



Third Floor 16.3 sq m / 175 sq ft 9.0 sq m / 97 sq ft

Eaves / Reduced Headroom

