



VACANT NEW BUILD CLASS E UNIT
TO LET £79,500 PER ANNUM
36-38 GOLDHAWK ROAD LONDON W12 8DH

 **Willmotts**
The Complete Property Service
020 8748 6644

- NEW BUILD CLASS E UNIT
- ARRANGED OVER GF, LGF & 2ND BASEMENT
- NEW LEASE
- SHELL CONDITION
- NO PREMIUM

Location

The property is located on the eastern end of the busy Goldhawk Road (A402) towards Shepherd's Bush Green within easy walking distance of the World-famous Westfield Shopping Centre. Nearby national operators include O2 Shepherds Bush Empire, Dorset Hotel, Hoxton Hotel, Sainsbury's, Tesco express, Paddy Power Bookmakers and some of the local operators include a wealth of fabric traders, Liz Café, Swallow Coffee and Kerr & 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 Line). The A4/M3 are a short drive from the property, providing direct access to Heathrow Airport.

Description

The property is a newly built mixed-use building and is arranged over the ground, lower ground and 2nd basement floors with rear access for deliveries. The unit is offered in shell condition with a WC facility to the rear of the lower ground floor.

User

We believe the premises fall under Class E use of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

EPC

Energy performance certificate has rating of **E(105)**. A copy of the EPC is available upon request.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions

Floor	Sq M	Sq Ft
Ground Floor Sales	41.99	452
Lower Ground Sales	56.29	606
2nd Basement	130.53	1405
Total	263.31	2463

Terms

Rent £79,500 per annum. A new effective full repairing and insuring lease, for a term to be agreed, subject to 5 yearly upwardly only reviews.

Service Charge The building shall fall within a service charge provision administered by the freeholder and the premises shall contribute a reasonable and fair proportion or a percentage of all outgoings (yet to be determined).

Rateable Value

The property is awaiting reassessment of its rateable value, interested parties should make their own enquiries of the VOA.

VAT

The property has not been elected for VAT purposes.

Legal

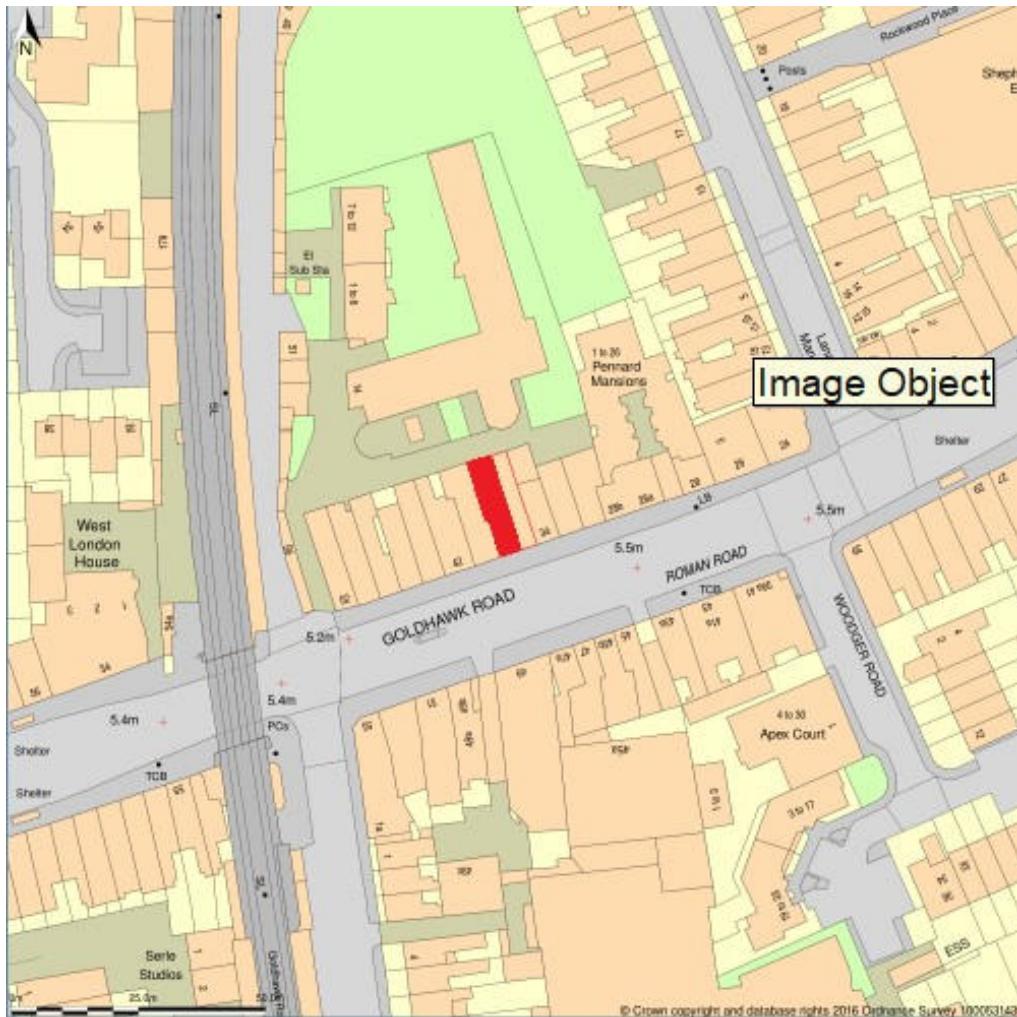
Each party to bear its own legal costs.

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

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 matters must be verified by any intending buyer/lessee.
4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.



Viewing

By appointment only via landlord's sole agent: Willmotts Chartered Surveyors.

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