



CLASS E UNIT WITH PARKING IN SHEPHERDS BUSH
TO LET £17,500 PER ANNUM
137 GOLDHAWK ROAD SHEPHERDS BUSH W12 8EN

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

- SMALL UNIT SUITABLE FOR A RANGE OF USES
- 2 PARKING SPACES AT THE FRONT
- GROUND AND RAISED GROUND –
- APPROX. 316 SQ. FT. (29.35 SQ. M.)
- NEW LEASE SOUGHT, NO PREMIUM

Location

The subject property forms part of a small retail parade located on Goldhawk Road (A402) close to its junction with Sycamore Gardens. It is well served by transport links, including the 94/237 bus routes and is 0.2 miles west of Goldhawk Road Underground (Hammersmith & City Lines and Circle Lines). It is situated halfway between Shepherds Bush Green and Ravenscourt Park. Nearby national traders include Majestic Wine, Nisbets and Sainsbury's.

Description

The unit is accessed from Goldhawk Road only and comprises a small retail sales area over ground floor and an additional ancillary space at raised ground floor/mezzanine level. It benefits from two off-street car parking spaces at the front of the premises, a glass frontage, shutters and a WC at the rear.

User

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

EPC

Energy performance certificate has a rating of D (96). A copy of the EPC will be available upon request.

Rateable Value

We are advised by the VOA website that the property has a Rateable Value of £11,500.00; however interested parties should make their own enquiries.

Local Authority

London Borough of Hammersmith & Fulham.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Location	Sq M	Sq Ft.
Ground Floor	15.12	163
Raised Ground Floor	14.23	153
Total	29.35	316

Terms

£17,500 per annum, exclusive of VAT and other outgoings. A new effectively full repairing and insuring lease, for a term to be agreed, subject to upward only rent reviews.

Service Charge

TBA

Legal

Each party to bear its own legal costs.

VAT

The property has not been elected for VAT.

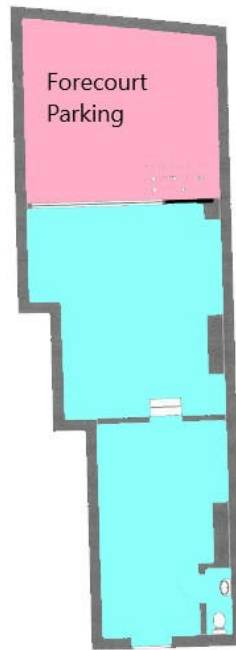
AML

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

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NTS

Viewing

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

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