



BASEMENT UNIT WITH CLASS E USE
TO LET £45,000 PA
54 GOLDHAWK ROAD SHEPHERDS BUSH W12 8AH

 **Willmotts**

The Complete Property Service

020 8748 6644

- APPROX 268 SQ M (2,880 SQ FT)
- ALTERNATIVE USES CONSIDERED
- 2 ONSITE PARKING SPACES

Location

The property is situated on the northern side of Goldhawk Road close to its junction with Lime Grove. It is accessible via various transport links including Goldhawk Road Underground Station (Circle and Hammersmith & City Lines), which is less than 0.1 miles from the unit. It is accessed via a gated entrance and service road to the right-hand side of Sainsbury's. Shepherd's Bush Market and various national retailers, public houses and restaurants serve the local area

Description

The premises comprise a self-contained and spacious basement unit which was formerly occupied by the Young Chelsea Bridge Club. The accommodation is mainly open plan with some partitioning and structural pillars, originally used to create private bridge games rooms. The unit benefits from two emergency fire exits, AC ventilation, a kitchen and male/female WC facilities.

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 rating of E(114) for the premises. A copy of the EPC is available upon request.

Rateable Value:

We are advised by the VOA website that the property has a Rateable Value of: £17,750.00; however interested parties should make their own enquiries.

Accommodation Schedule:

The property offers the following (NIA) approximate dimensions:

Location	Sq.Ft.	Sq. M.
Basement	2,880	268.00
Total	2,880	268.00

Terms:

£45,000 per annum. A new full repairing and insuring lease contracted inside the Landlord & Tenant Act 1954, for a term to be agreed and subject to upward-only rent reviews on the 5th year anniversaries of the term.

Parking:

2 on site car parking are available

Service Charge:

TBC

Legal

Each party to bear its own legal costs.

VAT

The property has not been elected for VAT purposes.

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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Viewing

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

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