



ENTIRE BUILDING TO LET (WILL SPLIT)
TO LET £45,000 PER ANNUM
94 GOLDHAWK ROAD, LONDON, W12 8HD

- APPROX. 1,633 SQ.FT (151.49 SQ.M)
- ARRANGED OVER FOUR FLOORS
- NEW LEASE AVAILABLE, NO PREMIUM SOUGHT
- 0.1 FROM GOLDHAWK ROAD UNDERGROUND STATION

Location

The property is located on the busy Goldhawk Road occupying a very prominent position directly opposite Hammersmith Grove. The locality provides excellent transport links with Goldhawk Road Overground Station (Hammersmith & City Line and Circle Line) being short walk away and numerous bus routes pass outside the property. Shepherd's Bush Market and various national retailers, public houses and restaurants serve the local area.

Description

The property is arranged over 4 floors which consist of ground, basement, first and second floors. There is also a rear yard for parking and additional access to both ground and basement floors. The property provides WC on the ground floor and on the upper parts.

User

We believe the premises fall under Class E use of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020, however interested parties should confirm this with the Local Authority.

EPC

The property has EPC rating of D (97). 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 £22,500 however, interested parties should make their own enquiries into the rates payable.

Local Authority

London Borough of Hammersmith & Fulham.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions.

Location	Sq M	Sq Ft.
Basement	44.54	479
Ground Floor	38.28	412
First Floor	32.54	350
Second Floor	36.42	392
Total	151.78	1,633

Rent

£45,000 per annum, exclusive of VAT and other outgoings.

Terms

A new effectively full repairing and insuring lease, for a term to be agreed, subject to upward only rent reviews.

Service Charge

There is currently not a service charge, however the landlord may opt for this in the future.

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 seller's sole agent: Willmotts Chartered Surveyors.

Huseyin Zafer
M: 07918482210
E: h.zafer@willmotts.com

Emily Bradshaw
M: 07920 769395
E: e.bradshaw@willmotts.com

Varol Zafer
M: 07900 224967
E: v.zafer@willmotts.com

Shahid Sadiq
M: 07961 410931
E: s.sadiq@willmotts.com

<https://www.willmotts.com/commercial-agents FV900FEB25>



The Complete Property Service

020 8748 6644