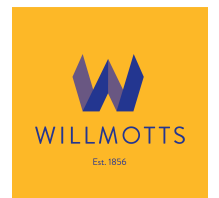




FORMER RESTAURANT UNIT ON A BUSY LOCAL HIGH STREET
TO LET £45,000 PER ANNUM
39 GOLDHAWK ROAD, LONDON, W12 8QQ





- APPROX. 1600 SQ.FT. (148.64 SQ.M)
- NEW LEASE AVAILABLE, NO PREMIUM SOUGHT
- 0.1 MILES FROM GOLDHAWK ROAD UNDERGROUND STATION (HAMMERSMITH & CITY AND CIRCLE LINE)
- PROMENENT CORNER POSITION

Location

Situated on the southern side of Goldhawk Road, just moments from Goldhawk Road Underground Station (Circle & Hammersmith & City Lines) and within easy walking distance of Shepherd's Bush Market and Westfield London. The surrounding area is a vibrant commercial and residential catchment, with a mix of established restaurants, cafés, convenience stores, and independent retailers. Additionally, the area is well served by wealth of local and national operators including, Sainsbury's Local, Tesco Express, Liz Café, Brew Dog Public House, and a number of family run fabric shops.

Description

The property is a former Chinese restaurant arranged over ground and basement floors. The ground floor provides customer sitting and kitchen to the rear of the ground floor space with entrance from side road being Woodger Road, the basement provides, customer WC's, storage and office space.

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 C (62). 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 £38,000; however interested parties should make their own enquiries.

Local Authority

London Borough of Hammersmith & Fulham.

Accommodation Schedule

The property offers the following (GIA) approximate dimensions:

Location		Sq M	Sq Ft.
Ground Floor		85.93	925
Basement		62.71	675
Total		148.64	1600

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 no service charge, and repairs are currently dealt with on an ad hoc basis. The landlord reserves the right to implement a service charge.

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.

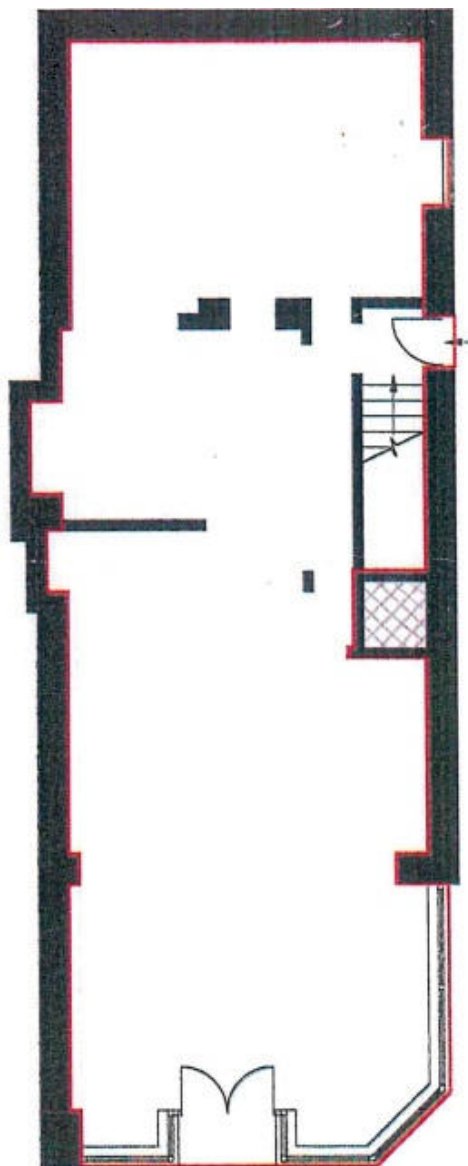
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3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee.
4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.

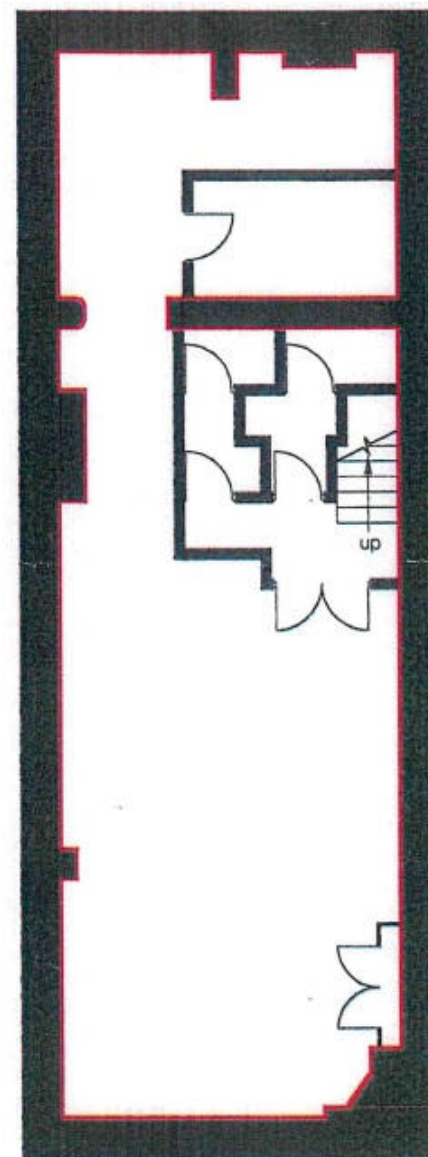


RICS

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property
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Ground Floor



Lower Ground Floor

Viewing

By appointment only via landlord's/sellers sole agent: Willmotts Chartered Surveyors – 020 8748 6644.

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

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

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

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

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