

TELEPHONE

020 8995 5678

PROMINENT POSITION AT SEVEN STARS ROUNDABOUT

SHOP (A1 Use) – **375 sq. ft.** [34.84m²]

plus **BASEMENT** – **315 sq. ft.** [29.26m²]

**250 Goldhawk Road
London, W12 9PE**

TO LET - New Lease



LOCATION:

Prominently situated on the north side of the Seven Stars roundabout junction of Goldhawk Road (A402) with Paddenswick Road (B408), opposite The Oak restaurant and about 50 metres to the east of the Goldhawk Road Co-op. Other retailers close by include Hair Teknik, Delicate Cleaning, Bears Ice Cream Co., Ravenscourt Residential, A.C. Automotive American Car Specialists, Kathmandu Inn, Fait Maison and Naturalmat. Within 100m of Ravenscourt Park. Goldhawk Road (Circle and Hammersmith & City Lines), east, and Ravenscourt Park (District line), south, TfL stations are ½ mile equidistant. Bus routes the property and serve the surrounding area. Convenient for 'pay & display' parking in Greenside Road, almost adjacent to the west.

ACCOMMODATION: This Shop (A1 Use) provides the following approximate floor areas:

Ground Floor		375 sq. ft.	(34.84m ²)
Basement	(CH ±7'0)	315 sq. ft.	(29.26m ²)
TOTAL	(approx.)	690 sq. ft.	(64.10m ²)
Gross Frontage	- 16'0	(4.88m)	
Net Frontage	- 12'9	(3.59m)	
Shop Depth	- 31'0	(9.45m)	

**PLUS: PROVISIONS FOR 2 X W.C'S/WASHROOMS
SMALL REAR YARD – 7'6 X 17'0 (2.29m x 5.18m)**

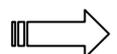
(Floor areas etc. are for guidance only)

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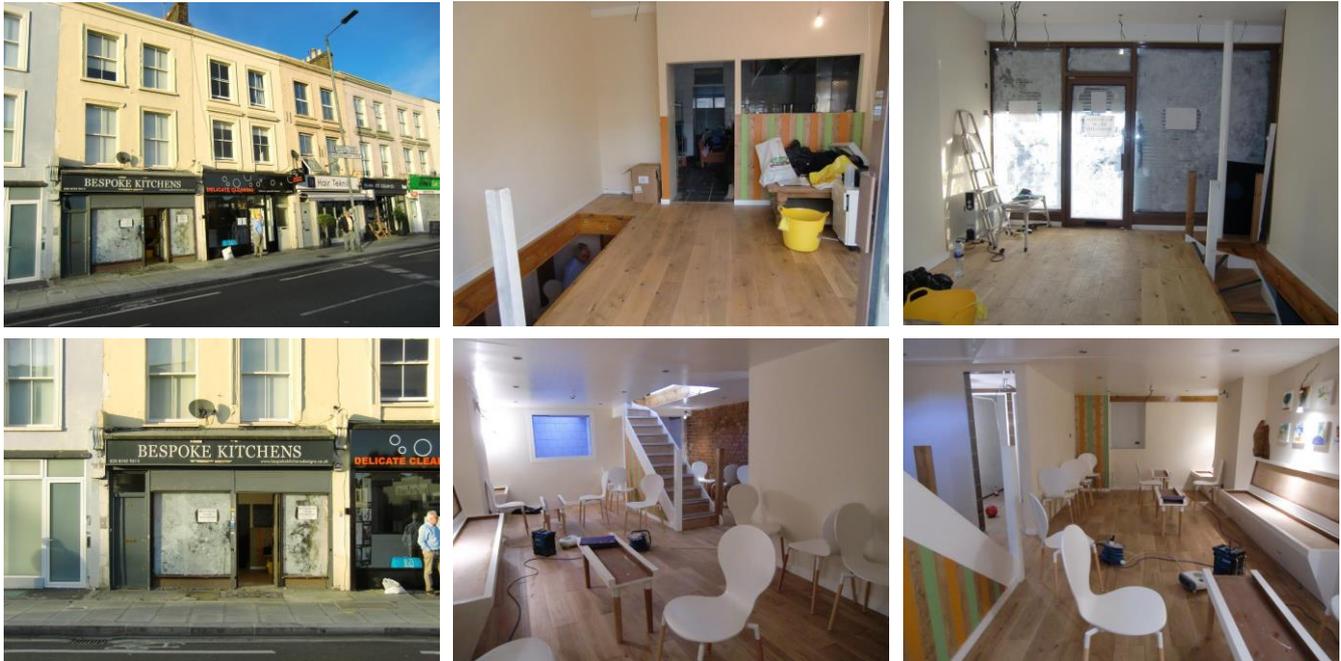
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FEATURES: **A1 USE SHOP & BASEMENT (CH ±7'0 – retail use)** • **SMALL REAR YARD** • **External roller shutters** • **First fix electrics** • **Plumbing provisions for 2 x WCs/Washrooms in basement** • **Gas available** • **BUSY LOCATION** • **Close to Ravenscourt Park and TfL station** • **CONVENIENT PARKING** • **TO LET – NEW LEASE**



Basement

TERMS

LEASE: A NEW full repairing and insuring lease for a minimum term of 6 years, subject to upward only rent reviews every 4th year. The lease to be held outside of the security provisions of the Landlord and Tenant 1954 Act, Part II as amended.

RENT: **£20,000** per annum exclusive. V.A.T is not applicable.

LEGAL COSTS: The in-going tenant to pay £1,500 towards the Landlord's costs.

RATES: Please contact the London Borough of Hammersmith & Fulham on 020 8600 7777. *We believe the rateable value for the shop is £5,300 – full exemption should be available for small businesses..*

POSSESSION: Immediately upon completion of legal formalities.

VIEWING: Strictly by appointment through the Landlord's sole agent:

MJFINN COMMERCIAL

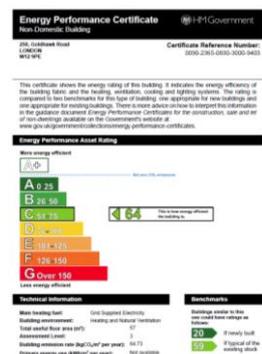
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N.B. Rent, etc. quoted exclusive of V.A.T.

Subject to Contract 11/2018



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