

TELEPHONE

**020 8995 5678**

**“PROMINENT POSITION AT SEVEN STARS ROUNDABOUT”**

**SHOP – 405 sq. ft.** [37.63m<sup>2</sup>]  
**BASEMENT – 350 sq. ft.** [32.52m<sup>2</sup>]

**248\* GOLDHAWK ROAD**  
**London W12 9PE**



**TO LET or LONG LEASEHOLD FOR SALE**

**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, 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/Ringo' parking in Greenside Road, almost adjacent to the west.

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

<b>Ground Floor</b> (sales)	<b>405 sq. ft.</b>	( 37.63m <sup>2</sup> )
<b>Basement</b> (CH 7'6)	<b>350 sq. ft.</b>	( 32.52m <sup>2</sup> )
<b>TOTAL</b> (approx.)	<b>755 sq. ft.</b>	( 70.15m <sup>2</sup> )
Gross Frontage	- 16'3	( 4.95m)
Net Frontage	- 12'9	( 3.59m)
Shop Depth	- 36'3	(11.05m)

**PLUS:** **W.C./WASHROOM**  
**SMALL REAR YARD with store cupboard**

**\* PLEASE NOTE:** **250 GOLDHAWK ROAD** (*adjacent*) is also available

- Ground Floor 375 sq. ft.     Basement: 315 sq. ft.
- ▶ Rent: £20,000
- ▶ Price (Long Leasehold): £320,000

(Floor areas etc. are for guidance only)

[www.zoopla.co.uk](http://www.zoopla.co.uk) [www.shopproperty.co.uk](http://www.shopproperty.co.uk) [www.movehut.co.uk](http://www.movehut.co.uk)

11 DEVONSHIRE MEWS, CHISWICK, LONDON W4 2HA T: 020 8995 5678

info@mjfinncommercial.co.uk  
[www.mjfinncommercial.co.uk](http://www.mjfinncommercial.co.uk)

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**FEATURES:**

**A1 USE SHOP & BASEMENT (CH 7'6)** • SMALL REAR YARD • Electric roller shutter • Close to Ravenscourt Park and station • CONVENIENT PARKING • **TO LET – NEW LEASE or LONG LEASEHOLD FOR SALE**



Basement

**TERMS**

**Either:**

**LEASE:**

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

**RENT:**

**REDUCED £18,500** per annum exclusive. *V.A.T is not applicable.*

**LEGAL COSTS:**

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

**OR**

**FOR SALE:**

A new LONG LEASEHOLD for a term of 125 years to be held on a full repairing and insuring basis, by way of service charge (*service charge, management fee and Ground Rent to be confirmed*), with full vacant possession.

**PRICE:**

**£300,000** subject to contract only. *VAT is not applicable.*

**LEGAL COSTS:**

Each party to be responsible for its own costs. However, the purchaser has to pay the vendor's solicitor £5,000 prior to the draft contract being issued, such sum will either be, a) forfeited in the event the purchaser withdraws, for whatever reason, or b) deducted from the purchase price upon completion.

**RATES:**

Please contact the London Borough of Hammersmith & Fulham on 020 8600 7777. *We believe the rateable value for the shop is £8,200 – full exemption 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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**Subject to Contract**

08/2019

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

**Floor Plan next page →**

**Floor Plan – not to scale:**

