

London W12 - 69 Goldhawk Road, Shepherd`s Bush W12 8EG
Freehold Retail & Residential Investment with Redevelopment Potential
Pre-app submitted for three-storey extension at rear to create 2 x Studio & 1 x 3-Bed Apartment



BLUE ALPINE

PROPERTY CONSULTANTS



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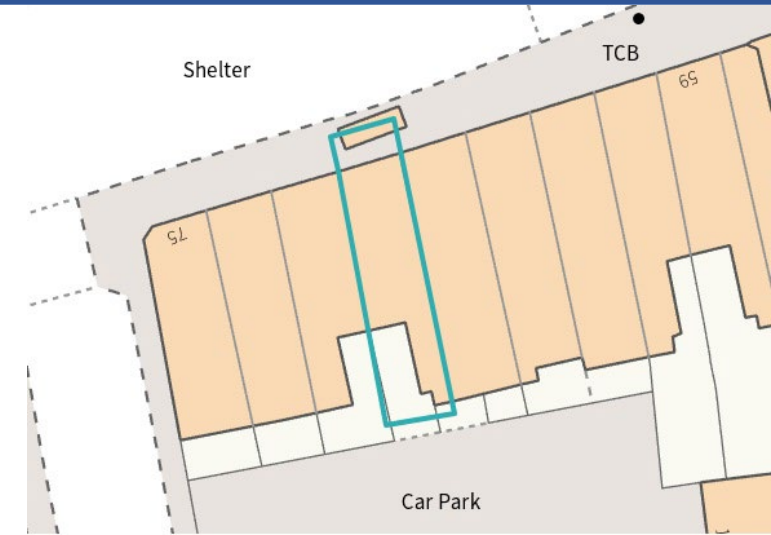
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Investment Consideration:

- Purchase Price: £850,000
- Rental Income: £18,000 p.a.
- ERV: £42,000 p.a. GIY: 4.94%
- VAT is NOT applicable to this property
- Comprises ground floor shop and self-contained 2-bed flat at rear ground and upper floors
- Pre-app submitted for three-storey extension at rear to create 2 x Studio and 1 x 3-Bed Flat
- Property suitable for redevelopment into 5/6-bedroom HMO (8 ppl), subject to obtaining planning
- Situated next to Goldhawk Road Underground Station, while Shepherd`s Bush Train Station is within 2 min walk providing Underground, Overground and National Rail services.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 69 (Ground Floor & Basement)	Retail Shop: 80 sq m (861 sq ft) Ground Floor: Open plan commercial unit Basement: Ancillary, storage	Individual	15 Years from 17 September 2024	£18,000	Note 1: FRI Note 2: Rent review every 5 years open market upward only Note 3: No breaks
No. 69A (Rear Ground, First, Second & Third Floor)	Residential Flat: 90 sq m (968 sq ft) Rear Ground Floor: Kitchen/Dining, Bathroom, Store First Floor: Store room, wc Second Floor: Bedroom, Living Room, Third Floor: Bedroom	Vacant		ERV: £24,000	
Total				£18,000	
ERV				£42,000	

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Property Description:

Four-storey building comprising retail shop at ground floor with self-contained residential flat at rear ground and upper floors. The property benefits from 1 car parking space and provides the following accommodation and dimensions:

Retail Shop: 80 sq m (861 sq ft)

Ground Floor: Open plan commercial unit

Basement: Ancillary, storage

Residential Flat: 90 sq m (968 sq ft)

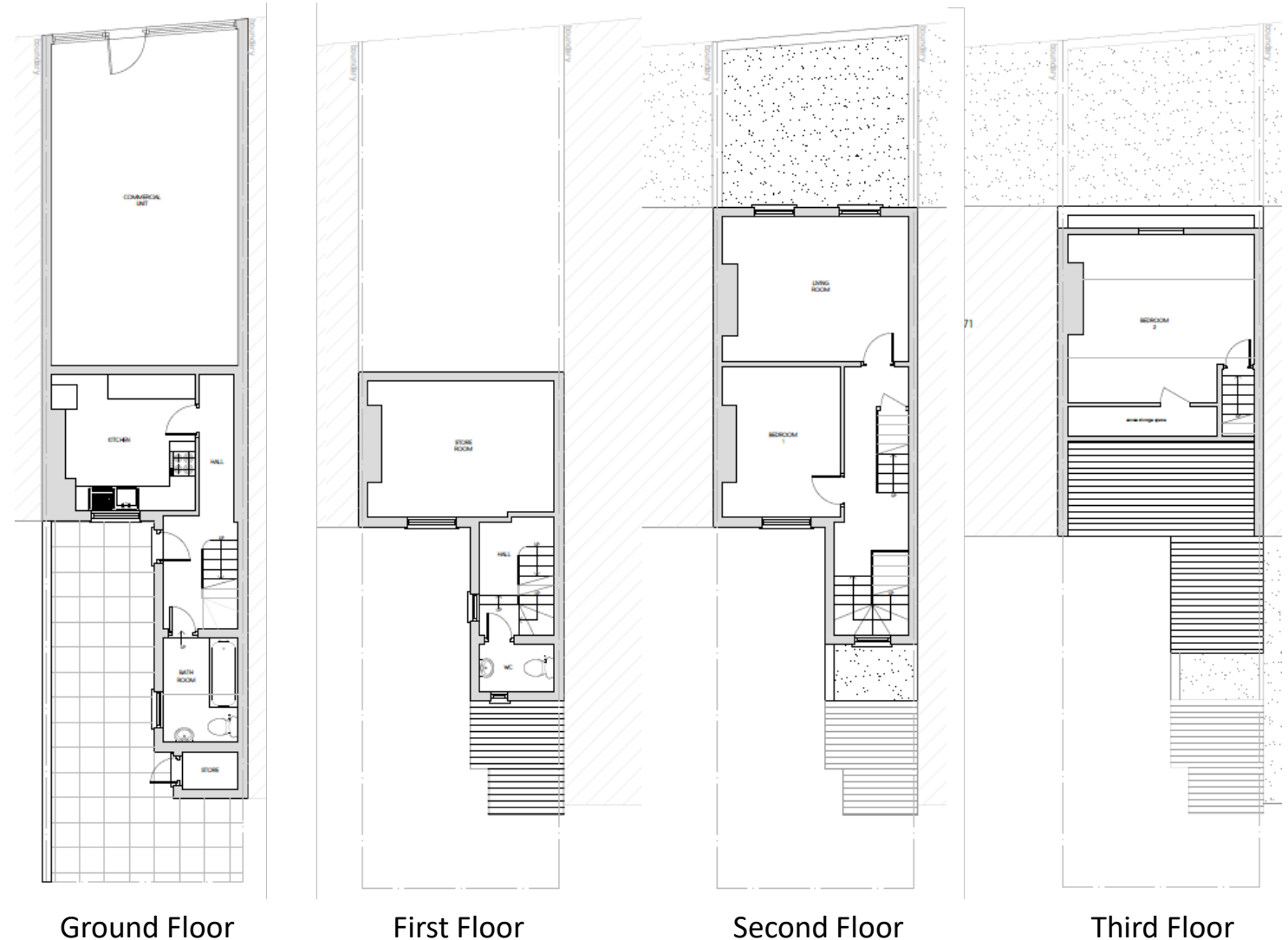
Rear Ground Floor: Kitchen/Dining, Bathroom, Store

First Floor: Store room, wc

Second Floor: Bedroom, Living Room,

Third Floor: Bedroom

Total GIA: 170 sq m (1,829 sq ft)





Re-Development Potential:

Pre-app has been submitted and positive feedback received for three-storey extension at rear to create 2 x Studio and 1 x 3-Bed Apartment, providing the following accommodation and dimensions:

Rear Ground Floor Studio: 36 sq m (387 sq ft)

Open plan kitchen/living, bedroom, bathroom

First Floor Studio : 36 sq m (387 sq ft)

Open plan kitchen/living, bedroom, bathroom

Second/Third Floor Flat: 84 sq m (904 sq ft)

Second Floor: 1 bedroom, kitchen/living, bathroom

Third Floor: 2 bedrooms

Proposed Residential GIA: 156 sq m (1,687 sq ft)

Additional redevelopment potential for 5/6-bedroom HMO (8 ppl), leveraging the existing layout without requiring a building extension, subject to planning.



Ground Floor

First Floor

Second Floor

Third Floor

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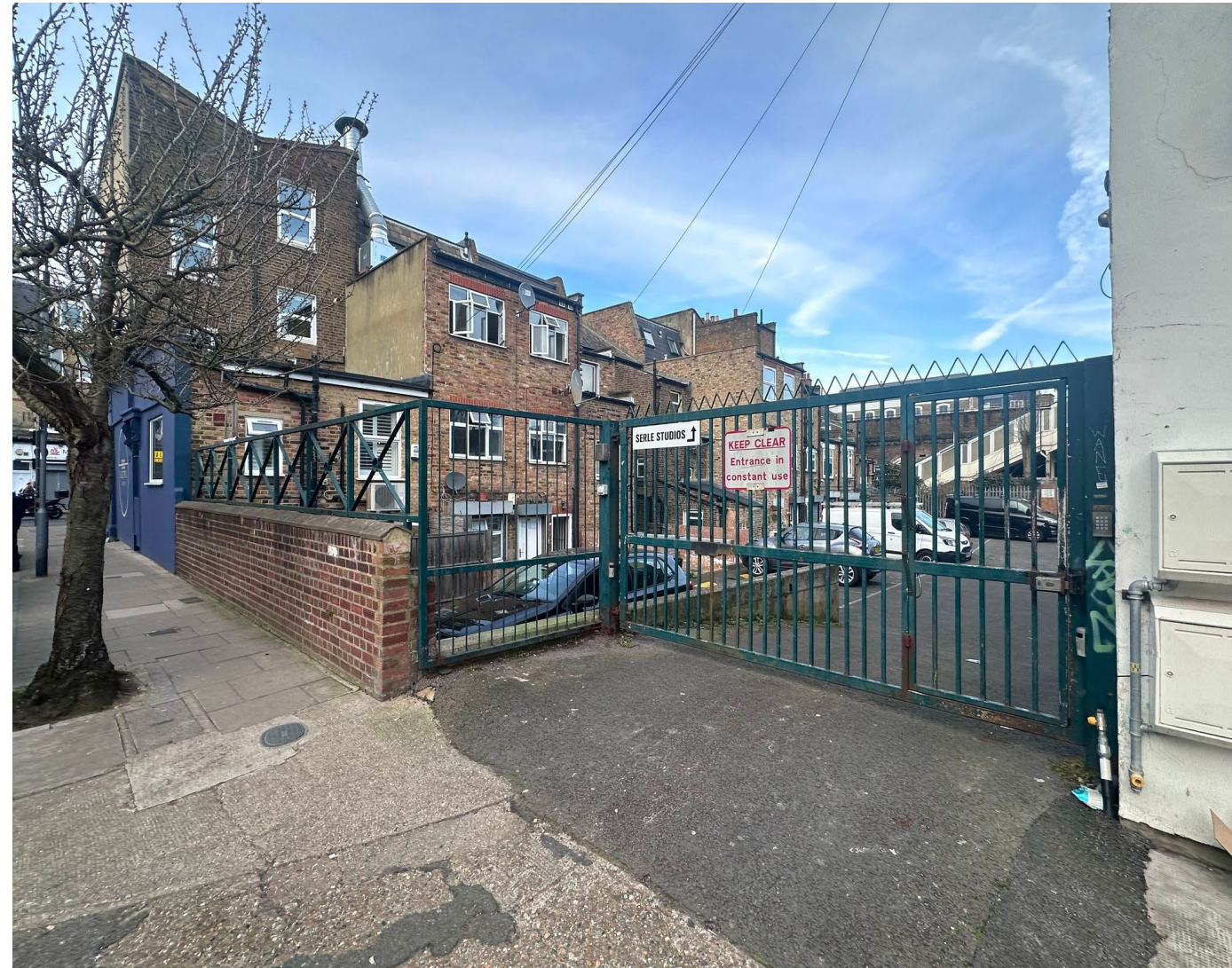
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Tenancy:

The retail shop is at present let to an Individual for a term of 15 years from 17th September 2022 at a current rent of £18,000 p.a. and the lease contains full repairing and insuring covenants. Rent review every 5 years open market upward only. No breaks.

The residential flat is at present vacant. ERV: £24,000 p.a..



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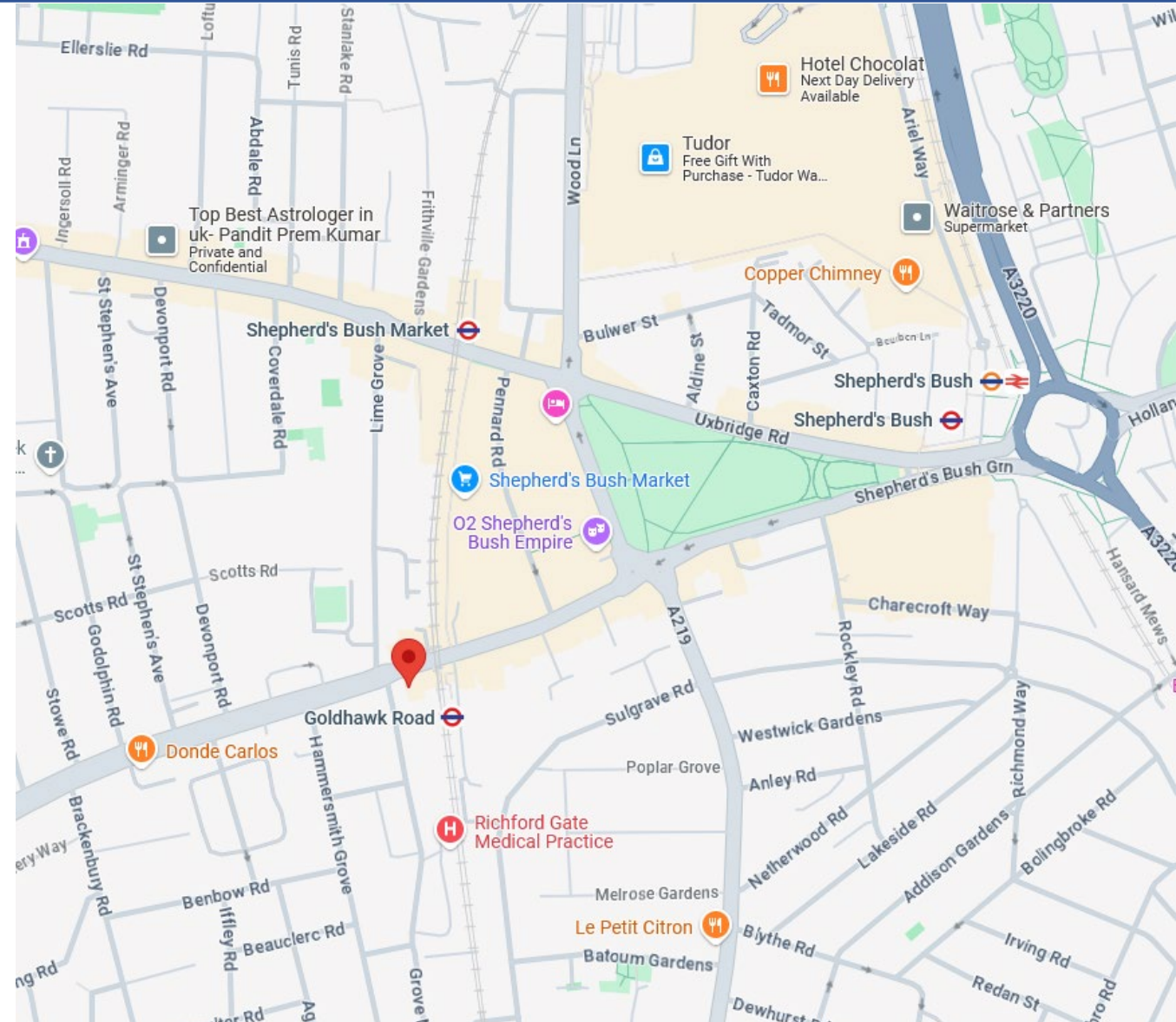
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Location:

Shepherd's Bush is an affluent and popular West London suburb, located to the north of Hammersmith and approximately 3.5 miles from London's West End. The A4020 Uxbridge Road connects Shepherd's Bush with Ealing to the west, whilst the A40 Westway & A3220 provide access onto the M40 motorway. The property is situated next to Goldhawk Road Underground Station, while Shepherd's Bush Train Station is within 2 min walk providing Underground, Overground and National Rail services. Occupiers close by include Costa Coffee, Tesco Express, and a wide range of independent traders, and Westfield Shopping Centre is a short distance to the east.



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Contacts:

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