



36 Goldhawk Road

Shepherd's Bush, London, W12 8DH

**To let – Stunning retail unit
with extraordinary
proportions.**

2,751 sq ft
(255.58 sq m)

- Just off the 'Shepherd's Bush Triangle'.
- Sophisticated new build unit.
- Suitable for a wide range of occupiers.
- Extremely well connected.
- High levels of passing trade.
- Available immediately

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Summary

Available Size	2,751 sq ft
Rent	£95,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Description

The property has been recently built to an exceptional standard throughout. The exterior façade adopts an attractive masonry exterior with large, glazed windows providing excellent light into the immediate retail area. The Ground Floor is split into two distinct zones, separated by a ramped stairway. The basement is fully open plan and has the Benefit of over double height ceilings – an attractive and unique showpiece quality an operator can fully utilise. The property also enjoys both pedestrian and vehicular rear access.

Location

Shepherd's Bush is a vibrant west London district packed with cafés, restaurants, bars and shops combining favourably with high-quality residential neighbourhoods. This excellent retail space occupies a prominent position on the Goldhawk Road close to the popular 'Shepherd's Bush Triangle' which provides a focal point communal centre to the area. Hammersmith, Fulham and Kensington areas are also within easy reach. There are excellent transport links with Goldhawk Road station providing access to the Overground network and Shepherd's Bush running fast and frequent tube services into Central London via the Central Line. Additionally, several excellent bus routes service the local area.

Accommodation

The accommodation comprises of the following areas:-

Name	Sq ft	Sq m	Availability
Basement - Basement Retail	1,503	139.63	Available
Ground - Ground Floor Retail	1,248	115.94	Available
Total	2,751	255.57	

Terms

RENT: £95,000 per annum (exclusive).

RATEABLE VALUE: Upon Enquiry. RETAIL PREMISES: (USE CLASS E): 2,751 Sq Ft / 255.58 Sq M.

LOCAL AUTHORITY: London Borough of Hammersmith & Fulham.

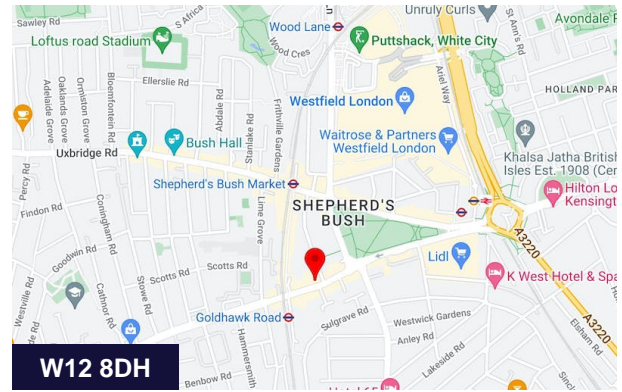
VAT: The property is not elected for VAT.

POSSESSION: Full vacant possession January 2023 on possession of legal formalities.

LEASE TERMS: TBC.

LEGAL COSTS: Each party is to pay their own legal costs.

VIEWINGS: Strictly by appointment with Sole Agents Winkworth Commercial.



Viewing & Further Information



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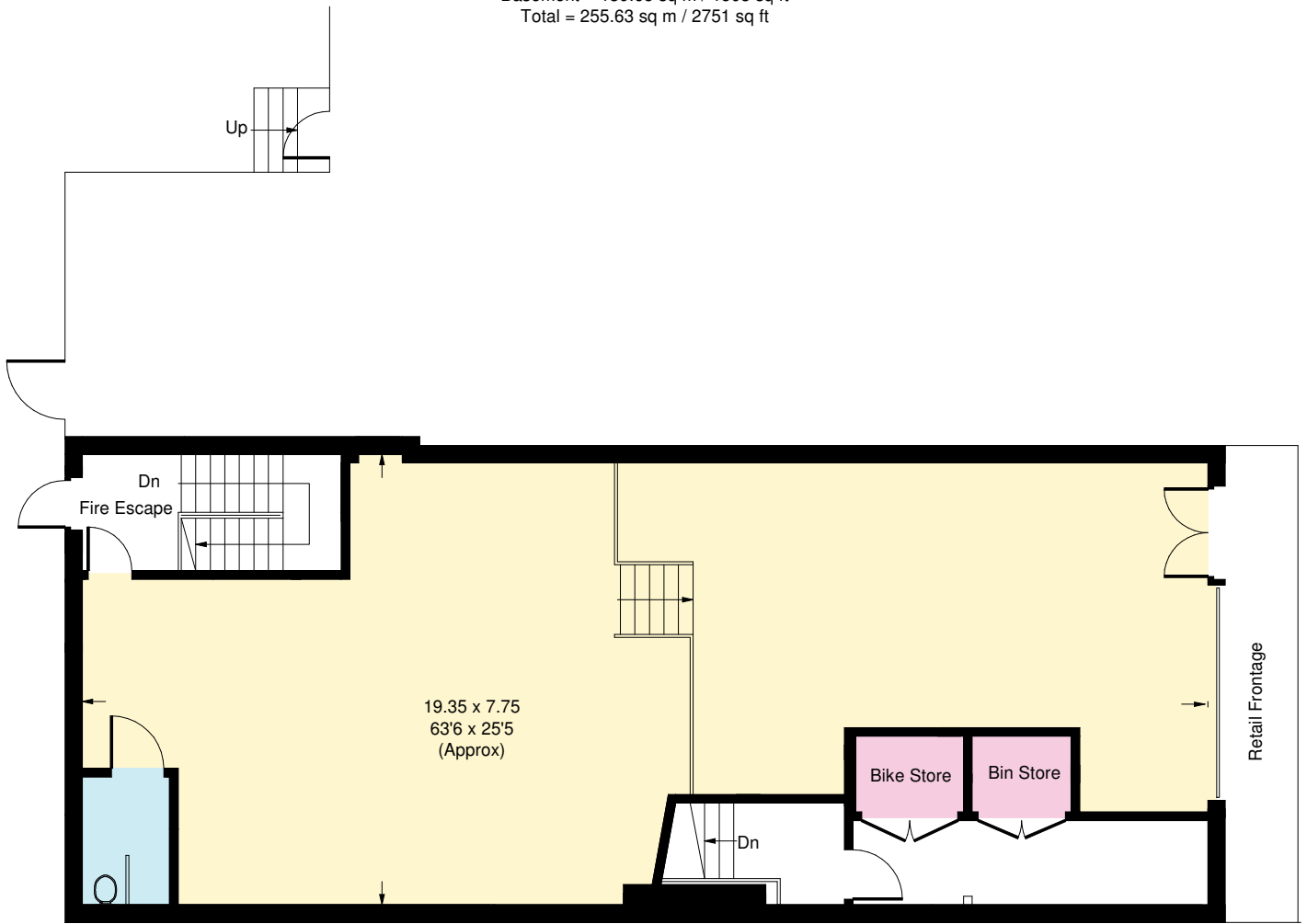
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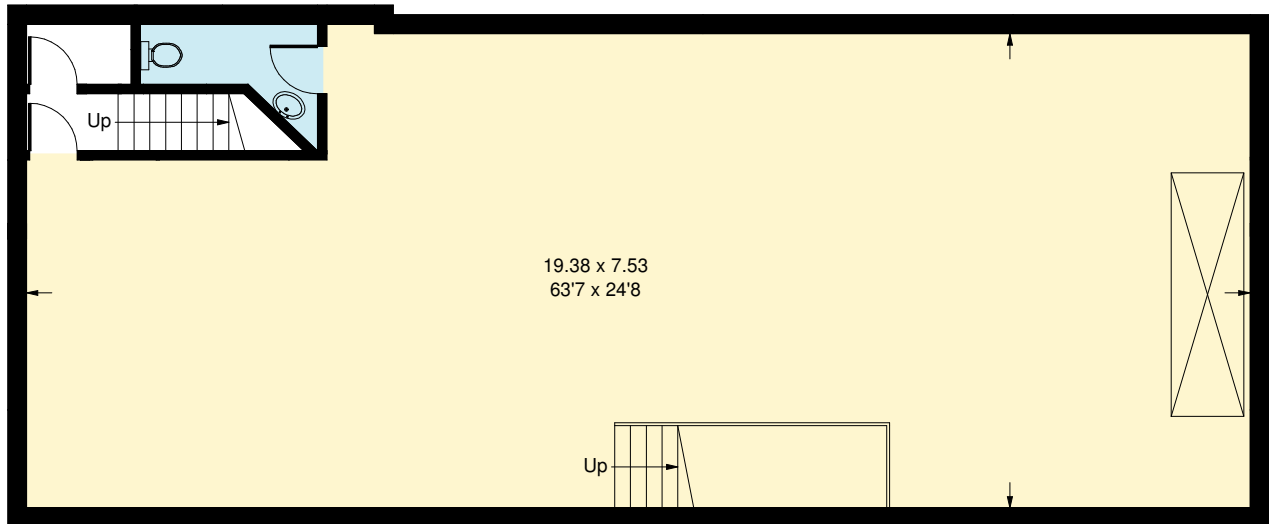
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Goldhawk Road, W12

Approx. Gross Internal Area = 115.98 sq m / 1248 sq ft
Basement = 139.65 sq m / 1503 sq ft
Total = 255.63 sq m / 2751 sq ft



Ground Floor



Basement

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.