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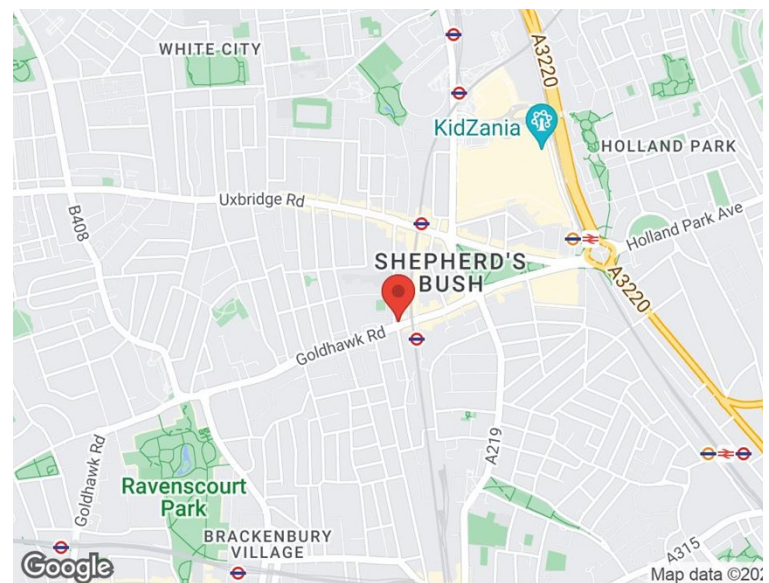
## 62 Goldhawk Road, London, W12 8HA

FREEHOLD INVESTMENT - A MIXED-USE VICTORIAN TERRACED BUILDING WITH OPPORTUNITY TO EXTEND (STPP)

### FOR SALE

Area: 2,916.00 FT<sup>2</sup> (270.91M<sup>2</sup>) | £1,425,000 subject to contract |

- Ground floor & basement restaurant
- 1st floor 1 bedroom flat
- 2nd & 3rd floor 2 bedroom flat
- Garden
- Development potential STPP
- Close to Goldhawk Road tube station





## 62 Goldhawk Road, London, W12 8HA

### LOCATION:

The building is situated on the northerly side of Goldhawk Road in a parade of shops positioned in between the junctions with Lime Grove and Wells Road, adjacent to the junction with Richford Street. Other local businesses include Sainsbury's Local, Tesco Express, Osman's Market Egyptian Falafel & Fish, Poseidon Fish, Lime Grove Pharmacy, Fallen Angel Florist, Shepherd's Bush Fabrics London, Chems Beauty & Bridal, Helen's London, A to Z Fabrics Limited, A One Fabrics, Fabric House, Classic Textiles, UK Textiles, MAKE Waves, Choi Sim Korean, Jasmine Thai, Ho-Ja Taiwanese, Muyang Hot Pot & BBQ, Brewdog, Swift Café, Sindercombe Social and The Shepherd's Bush Market.

There is also additional high street shopping, restaurants and cafes a sort walk away in the Westfield Leisure Complex, with accommodation at the Dorsett Hotel and Ibis Shepherd's Bush Hotel.

Public transport is accessed via Goldhawk Road (Hammersmith & City line and buses) and Shepherd's Bush Green (Central line, Overland Rail and bus station).

**LOCAL AUTHORITY:** Hammersmith & Fulham

### DESCRIPTION:

A three storey, mixed-use late-Victorian terraced building, with the ground floor premises forming part of a parade of shops. The ground floor has a fully glazed frontage and the upper parts are of fair faced brickwork, with a tiled pitched roof punctuated by dormer windows to the front and rear.

**Restaurant / Shop (Use Class E):**

A restaurant / shop premises with a fully glazed frontage leading to an open plan seating area with a commercial kitchen and full extraction to the rear. The basement is arranged with a further kitchen area complete with extraction and 2 storage areas, together with a W/C to the rear. There is also access to the Northerly and Westerly facing garden, which houses an external storeroom and cold store.

**Upper Parts (Use Class C3):**

The upper parts are accessed direct from Goldhawk Road and lead to a communal hall and stairwell. The 1st floor comprises a 1 bedroom flat with a separate reception, kitchen and bathroom. The 2nd and 3rd floors are arranged as a split level flat with a reception room and kitchen / dining room on the 2nd floor and 2 bedrooms and the bathroom on the 3rd floor.

### FLOOR AREA:

FLOOR	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
Ground Floor	531.00	49.33
Lower Ground Floor	742.00	68.93
1st Floor	548.00	50.91
2nd Floor	540.00	50.17
3rd Floor	555.00	51.56
<b>TOTAL</b>	<b>2,916.00FT<sup>2</sup></b>	<b>270.91M<sup>2</sup></b>

**FLOOR PLAN:** [Click Here](#)

### SALE TERMS:

Vacant possession of the restaurant premises, with the option to retain the residential tenants, let on AST Leases.

<b>PRICE:</b>	£1,425,000.00	<b>RATES:</b>	£12,350.25 per annum (Rates Payable)
<b>SERVICE CHARGE:</b>	TBC		
<b>POSSESSION:</b>	Vacant possession on request	<b>LEGAL COSTS:</b>	Each party to be responsible for their own legal costs.
<b>VAT:</b>	Not elected for VAT	<b>EPC:</b>	Available upon request.

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