

77 Goldhawk Road, Shepherd's Bush, London W12 8EH

Kerr & Co



Goldhawk Road, London W12

This mixed use, commercial and residential building, offering scope to enlarge and rearrange STPP. Located on a popular and busy parade of shops opposite a Sainsbury's Local and the soon to be developed Shepherd's Bush Market. close to the Goldhawk Road underground station. There are further transport connections, restaurants and shopping to be found at Westfield London.

The building offers scope for further enlargement subject to planning consent and re arrangement of the internal layout. Currently the retail unit produces a rent of £18,000 per annum ex VAT. The accommodation currently provides a three bedroom residential unit over three floors. This is accessed to the rear of the building via a secure gated car park. The lock up shop has a basement level accessed via a trap door as well as the benefit of a car parking space within the car park.

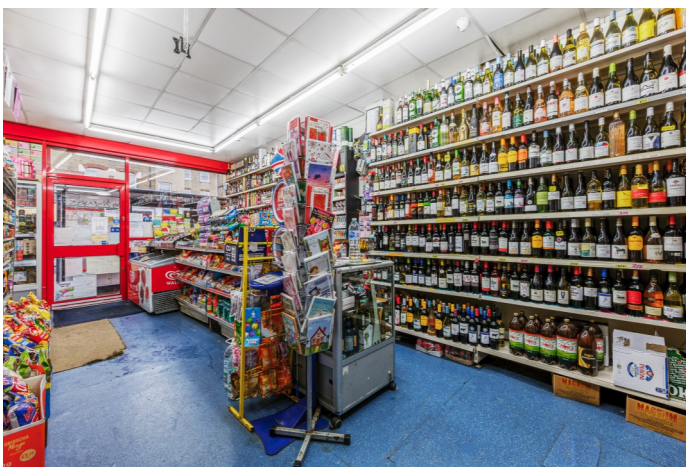
Asking price: £895,000 Freehold

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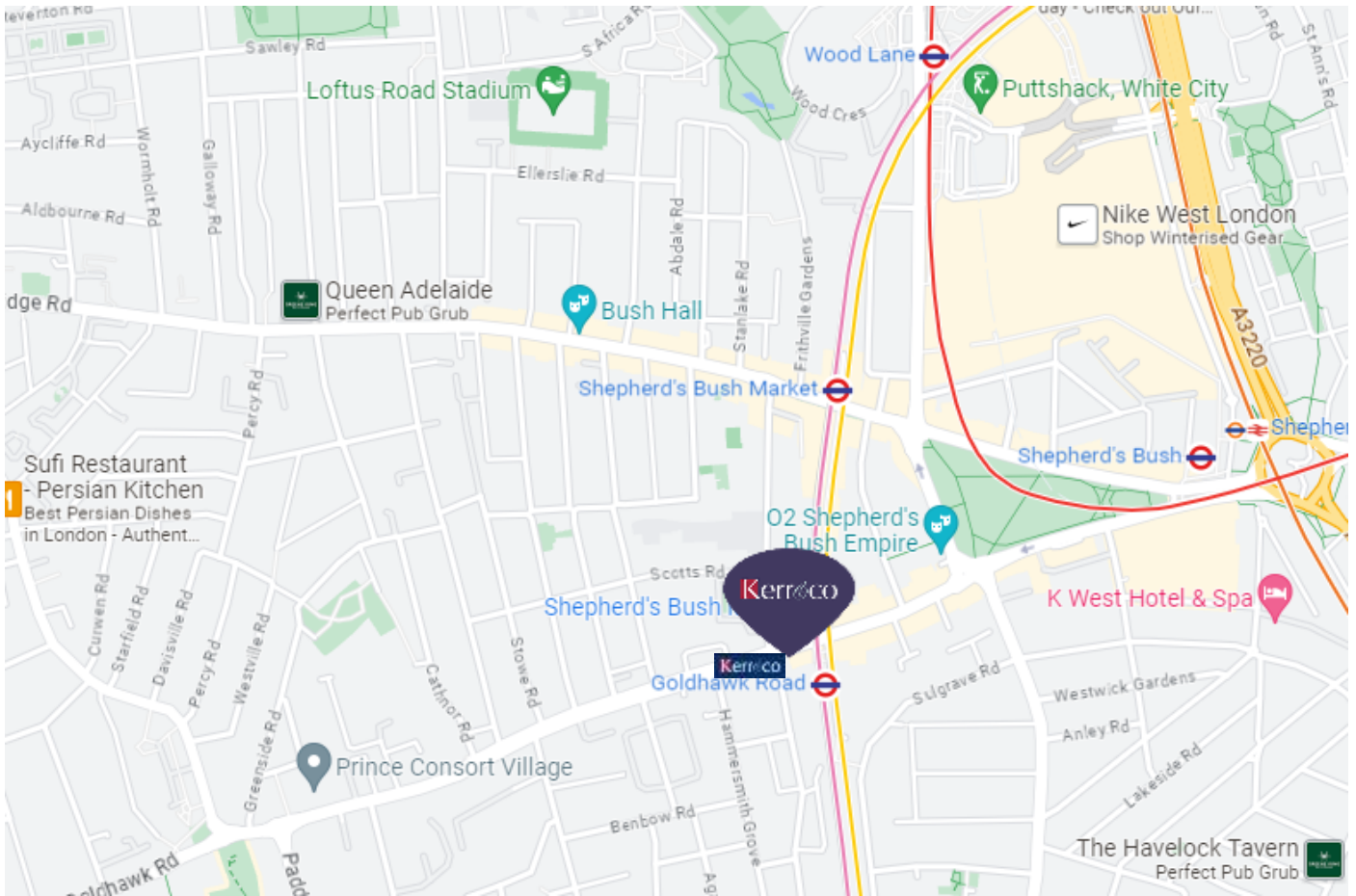




Goldhawk Road, London W12 8EG

Mixed use commercial and residential building.
Three bedroom upper residential unit accessed via the rear secure gated car park.
Ground floor lock up shop producing an annual income of £18,000 ex VAT.
The commercial unit has the benefit of a car parking space to the rear.
Potential to enlarge and re arrange the residential accommodation subject to the usual consents.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Tenure and other pertinent information

Freehold

Residential unit

Parking: LBHF Residents Parking Permit

Council Tax: Band D

Heating: Gas fired central heating via radiators

Connected services / utilities: Mains water and drainage, gas, electricity, telephone and broadband.

Commercial unit

Parking: secure parking space in rear car park

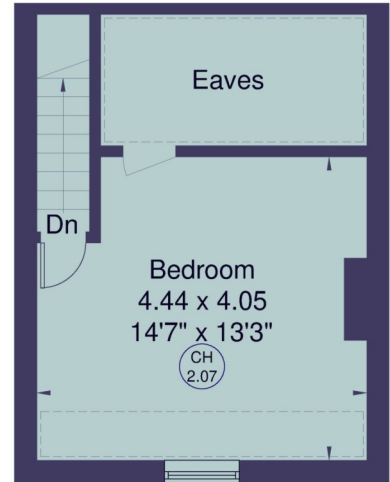
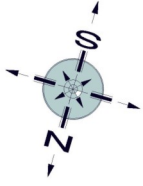
Rateable Value: £20,500 with a category code of 249G

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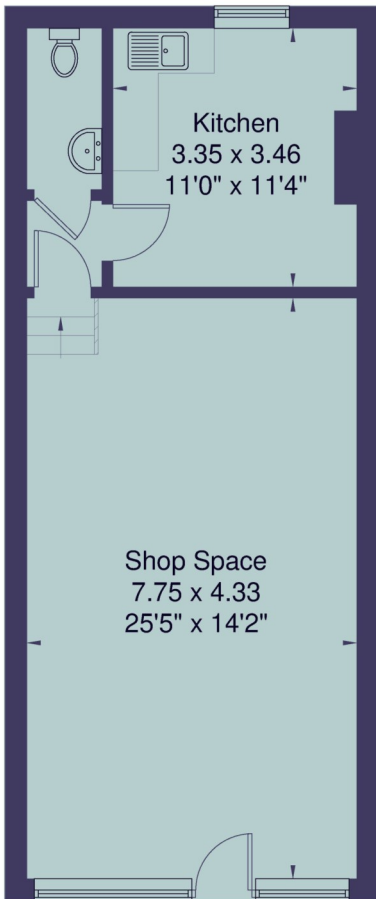
Asking Price: **£895,000**

Mid parade commercial / residential mixed use building

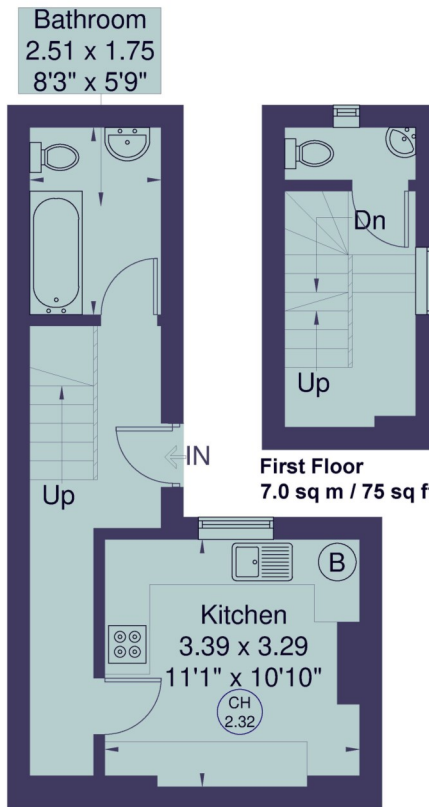
Approximate gross internal floor area: **1,509 Sq. Ft. / 140.2 Sq. M. excluding basement which is not shown on the plan below**



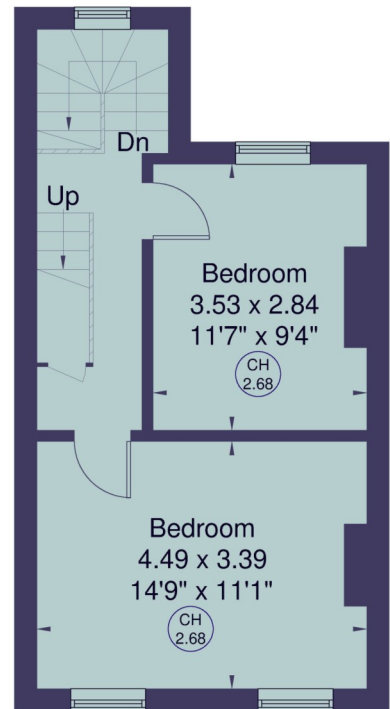
Third Floor
16.3 sq m / 175 sq ft
Eaves / Reduced Headroom
9.0 sq m / 97 sq ft



Ground Floor
49.9 sq m / 537 sq ft



Ground Floor
24.1 sq m / 259 sq ft



Second Floor
33.9 sq m / 365 sq ft

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.

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Whilst these particulars and measurements are believed to be correct they are not guaranteed by the vendors or the vendors agents and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that any measurements are approximate only, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions or mis-statements. All measurements are taken from the widest points of the room and include bay windows. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, further checks should be made either through your solicitor/conveyancer. Wiring, plumbing or appliances have not been tested and should not be assumed to be in working order.