



118 Goldhawk Road

London, W12 8HD

Shop to let on new lease

NB. No extraction - not suitable for hot food uses

425 sq ft
(39.48 sq m)

- Prominent Goldhawk Road location
- North side of street, with excellent light
- Roller shutter
- New lease
- No premium
- Suit range of uses subject to consents

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Summary

Available Size	425 sq ft
Rent	£20,000 per annum
Rateable Value	£19,250
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C (72)

Description

The unit comprises approximately 425 sq ft of flexible space, previously used as a hair salon, and is suitable for a variety of retail or service-based uses. Surrounded by independent shops, cafés, and a vibrant residential community, it offers strong visibility and convenience in a popular West London neighbourhood.

Location

118 Goldhawk Road is a well-positioned ground floor commercial unit located in the heart of Shepherd's Bush, West London. Situated on a busy stretch of Goldhawk Road near the junction with Devonport Road, the property benefits from strong footfall and excellent transport links, with Goldhawk Road Underground Station just a short walk away.

Terms

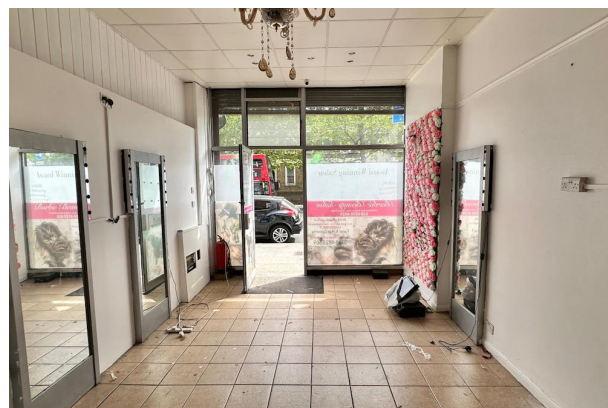
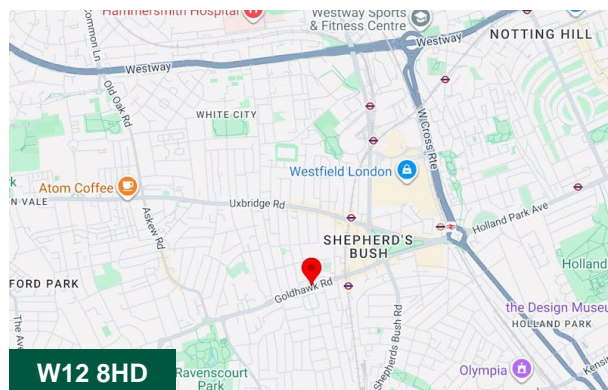
Available on a new FR&I lease on terms to be agreed.

Compliance

- 1) We refer you to the RICS Code for Leasing Business Premises, which provides some important guidance on commercial leasing matters.
- 2) Purchasers/tenants will be required to provide identity information so Anti-Money Laundering checks can be undertaken before an offer can be accepted on any property that we are marketing.

Viewings

Strictly by appointment with Whitman & Co Commercial.



Viewing & Further Information



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