



245 Goldhawk Road

Shepherd's Bush, London, W12 8EU

To Let – A large and prominently located unit, suitable for restaurant use.

2,273 sq ft
(211.17 sq m)

- Very generous proportions
- Rent-Free period available
- Extraction system in place
- Immediately available
- High level of passing trade

245 Goldhawk Road, Shepherd's Bush, London, W12 8EU

Summary

Available Size	2,273 sq ft
Rent	£48,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Description

This excellent property is suited for restaurant use with much of the necessary infrastructure already in place. The unit is arranged over the ground and basement levels with the ground floor comprising of an open sales area with a bar and an ample area for seating. The rear of the ground floor is split into two distinct kitchen zones providing high quality food preparation areas. The ground floor, accessible by two stairways provides office space, W/C's, and storage space. The property benefits from a glazed façade, high ceilings throughout and an extraction system.

Location

Shepherd's Bush is a vibrant area packed with cafes, restaurants, pubs, bars and shops. This high-grade retail space is situated on the Goldhawk Road and has the open green areas of Ravenscourt Park and Stamford Brook Common nearby. Hammersmith, Bedford Park, Acton and Chiswick are all within easy reach. There are excellent transport links with Goldhawk Road and Ravenscourt Park stations equidistant, running fast and frequent tube services into Central London. Additionally, several excellent bus routes run into central London and the neighbouring areas.

Terms

RENT: £48,000,

RATEABLE VALUE: £23,750.

TENURE: Leasehold.

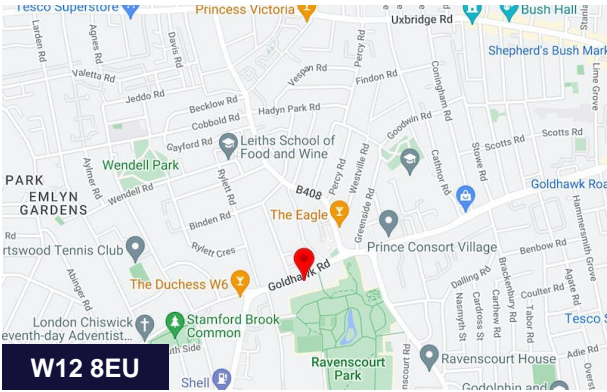
RETAIL PREMISES: (USE CLASS E) 2,273 sq ft / 211 sq m.

LOCAL AUTHORITY: The London Borough of Hammersmith and Fulham.

VAT: Not applicable.

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

VIEWINGS: Strictly by appointment with Sole Agents Winkworth Commercial.



Viewing & Further Information



Chris Ryan
020 7355 0285 | 07385 413368
cryan@winkworth.co.uk

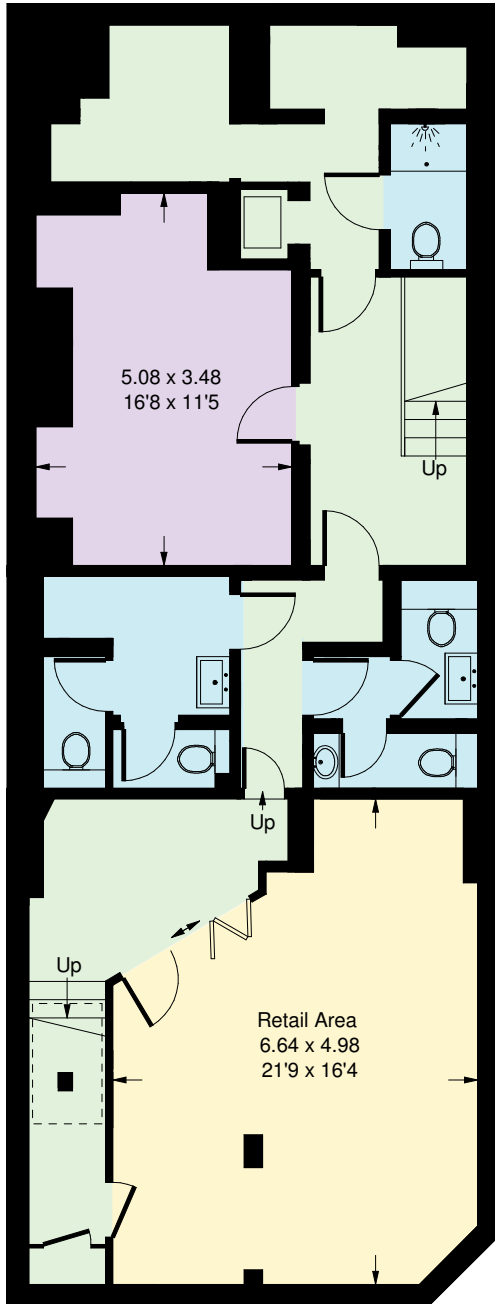
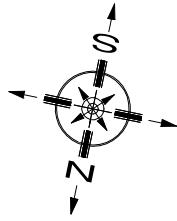


Adam Stackhouse
020 7355 0285 | 07889 510036
astackhouse@winkworth.co.uk

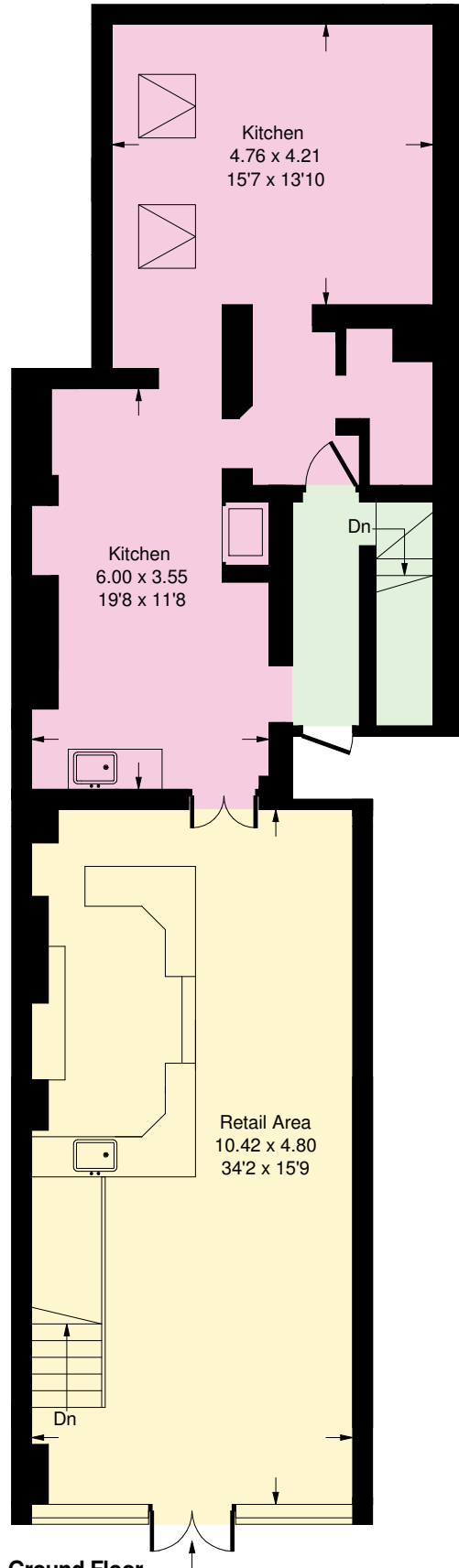
The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 21/11/2022

Goldhawk Road, W12


Approx. Gross Internal Area
211.2 sq m / 2273 sq ft



Lower Ground Floor



Ground Floor

 = Reduced headroom
below 1.5 m / 5'0

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.