

146a Goldhawk Road, Shepherd's Bush, London W12 8HH

Freehold Retail and Residential Investment

Lot 22

£50,800 per annum



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail/Ancillary	48.60 sq m (523 sq ft)	M.A. INGRAM	15 years from 05/01/2018 until 04/01/2033	£22,000	04/01/2023
Lower Ground	Ancillary	42.90 sq m (461 sq ft)	t/a Elegant & Class Barbers & Hairdressers			04/01/2028
First	Residential	One bedroom flat with reception room, kitchenette and bathroom	WESTFIELD ESTATES LIMITED	AST for one year from 03/01/2018	£14,400 (1)	-
Second	Residential	One bedroom flat with reception room, kitchenette and bathroom	WESTFIELD ESTATES LIMITED	AST for one year from 05/06/2018	£14,400 (1)	-
Total Commercial Area		91.50 sq m (984 sq ft)			£50,800	

(1) Annualised rents.

Key Details

- Shop with two self-contained flats above
- Shop let on new 15 year lease from January 2018 (no breaks)
- Flats recently re-let on Assured Shorthold Tenancies with increased rents
- Other occupiers on Goldhawk Road include Tesco Express, Sainsbury's Local, Majestic Wine Warehouse and Brewdog Shepherd's Bush
- VAT-free London Investment

Location

- Miles:** 1/2 mile from Shepherd's Bush Empire
1/2 mile from Westfield London Shopping Centre
- Roads:** A4, A40 (Westway), A3220
- Rail:** 300 metres from Goldhawk Road Underground Station (Circle and Hammersmith & City Lines), 1/3 mile from Shepherd's Bush Underground Station (Central Line)
- Air:** London Heathrow Airport

Situation

The property is situated on the northern side of Goldhawk Road, approximately 300 metres to the west of Goldhawk Road Underground Station, between St Stephen's Avenue and Godolphin Road. Westfield London Shopping Centre is a short walk away, providing numerous shopping and entertainment facilities including a 17-screen multiplex cinema and over 450 stores. Other occupiers on Goldhawk Road include Tesco Express, Sainsbury's Local, Brewdog Shepherd's Bush and Majestic Wine Warehouse.

Description

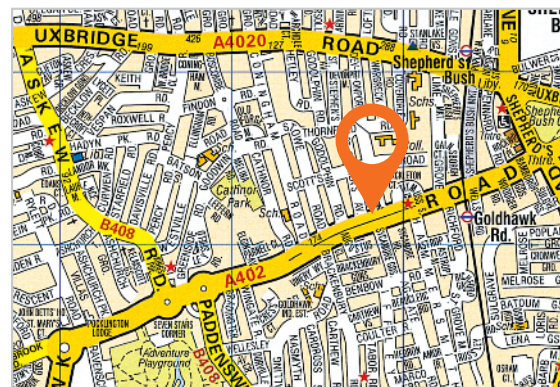
The property comprises a ground and lower ground floor shop, with 2 x one bedroom flats above, with separate access from the front.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.



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