

London W12

71 Goldhawk Road

Shepherds Bush

W12 8EG

- **Virtual Freehold Shop Investment**
- Located on the busy Goldhawk Road
- Same parade as Goldhawk Road Underground Station
- VAT is not applicable
- Rent Review 2020
- Current Gross Rent Reserved **£18,000 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Leasehold. Held for a term of 999 years from 24th June 1989 at a peppercorn ground rent.

Location

The property is situated some 5 miles west of Central London on the south side of the busy Goldhawk Road, close to the junction with Richford Street. Shepherds Bush Green is some 1/3 mile to the east and the Westfield Shopping Centre is under one mile.

The property forms part of a parade serving the local densely populated residential area and passing trade, and benefits from being in the same parade as Goldhawk Road Underground Station (Circle and Hammersmith & City Lines). Sainsbury's Local is situated opposite the property.

Description

The property is arranged on basement and ground floor and trades as a hairdressers. The property forms part of a larger building, the remainder of which does not comprise part of this lot.

The property provides the following accommodation and dimensions:

Gross Frontage	3.85 m	(12' 7")
Net Frontage	3.40 m	(11' 2")
Shop Depth	7.55 m	(24' 9")

Built Depth

11.05 m (36' 3")

Basement

26.50 sq m (285 sq ft)

Tenancy

The property is at present let by way of assignment to HASSAN OMAR ALI for a term of 15 years from 10th November 2010 at a current rent of £18,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

For EPC Rating please see website.