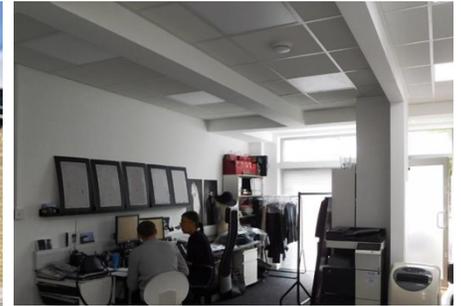


TO LET / FOR SALE

GROUND FLOOR WITH PARKING & GARDEN

MJFINN
COMMERCIAL

020-8995 5678



121C GODOLPHIN ROAD, SHEPHERD'S BUSH W12 8JN

610 sq.ft. (57 sq.m.)

Description: Self-contained premises with private entrance accessed via the 15'0 forecourt with a private rear garden (approx. 30'0 [9.15m]).

PLUS the benefit of 1 x forecourt parking space and WC/washroom.

Location: This modern mixed use building is situated on the east side of Godolphin Road (one way southbound) only 50m south of its junction with Uxbridge Road (A4020), and 200m east of the junction of the latter with Bloemfontein Road. Convenient for the wide variety of shops, restaurants and amenities along Uxbridge Road which leads to Shepherd's Bush Green and Westfield London. Shepherd's Bush Market TfL (Hammersmith & City line) station is some 300m to the east, and both Shepherd's Bush TfL (Central line) and London Overground stations are a similar distance further east at Shepherd's Bush Green. The area is well served by bus routes. There are yellow line parking restrictions in the area with Ringo bays close by.

www.mjfinncommercial.co.uk

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The Agents for themselves and for the Vendors/Lessors give notice that these particulars do not constitute, nor constitute any part of an offer of contract. All statements contained in these particulars are made without responsibility on the part of the Agents or the Vendor/Lessor. None of the statements contained in these particulars is to be relied upon as statements or representation of facts. Any intending Purchaser/Lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Vendor/Lessor does not make or give and neither the Agents or any person in their employ has any authority to make or give any representation or warranty whatever in relation to this property. V.A.T. may be payable on the purchase price and/or rent, all figures quoted are exclusive of V.A.T.

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Features:

- Ground floor office premises
- Private 30ft rear garden
- 1 x Forecourt parking space
- Very well presented
- Class E Use
- Fitted / arranged as offices
- Gas central heating
- To Let - New Lease - Flexible terms
- or For Sale - Long Leasehold

Lease Terms:

A new full repairing & insuring lease to be held for a minimum term of 4 years, subject to rent reviews every 4th year.

Sale Terms:

Long Leasehold with vacant possession held for a term of 125 years from 18/10/2013 (117 years remaining) at a peppercorn ground rent. Garden held on a separate Freehold title.

Area:

610 sq. ft. (57 sq. m.)

Rent:

£25,000 p.a.x.

Price:

£475,000

Service Charge:

50% of the whole.

Rates:

London Borough of Hammersmith & Fulham.
Rateable value: £14,000

EPC:

D (94)

VAT:

VAT is not applicable.

Legal Costs: (Lease)

The Tenant to contribute £1,500 plus VAT towards the Landlord's legal costs.

Legal Costs: (Sale)

Each party to be responsible for its own costs. However, the purchaser has to pay the vendor's solicitor £5,000 prior to the draft contract being issued.

Possession:

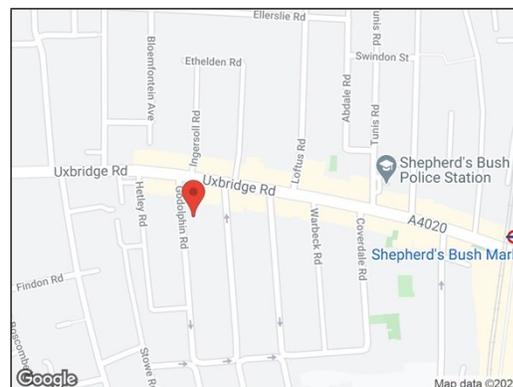
Immediately upon completion of legal formalities.

Viewing:

Strictly by appointment only.
Important note: all viewing attendees must be wearing a face mask to enter the property

Contact:

Dee Hurley
020 8995 5678
info@mjfinncommercial.co.uk



Subject to Contract: Mar-21