

# 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](http://www.mjfinncommercial.co.uk)

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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:

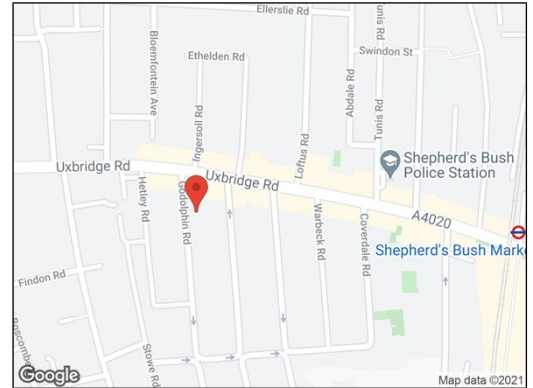
Immediately upon completion of legal formalities.

## Viewing:

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

## Contact:

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Subject to Contract: Feb-22

**CONTACT US**  
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