



PROPERTY SUMMARY :

- Long leasehold
- Total area 76 sqm/ 818 sq ft
- Passing rent £20k
- Subject to VAT (can be a TOGC)



We are pleased to market this excellent investment opportunity.

The property is on the ground floor and basement on an established retail parade in Shepherd's Bush.

The property is let until December 21, 2030 at a rent of £20,000 +vat with a landlord break option in June 2028. The lease is outside the 1954 act.

Location: Positioned on the bustling Goldhawk Road (A402) in Shepherd's Bush, this prominent location offers excellent frontage, strong daily footfall, and high visibility. The property sits just steps from excellent West London transport links and offers a vibrant commercial hub for potential occupiers.

The property is highly accessible, being within walking distance of Goldhawk Road and Shepherd's Bush stations.

Westfield London Shopping Centre is located a short walk to the east, continually driving high-volume consumer traffic into the broader W12 area.

