

Est. 1955

Tarn &Tarn



**18 GOLDHAWK ROAD
SHEPHERD'S BUSH
W12 8DH**

**FULLY FITTED
RESTAURANT IN THE
HEART OF
SHEPHERD'S BUSH
645 FT²**

DESCRIPTION

The available accommodation features a fully furnished restaurant on the ground floor, able to seat c.25 guests. The kitchen comes fully equipped with an extraction system, electric grill cooker, prep area and canopy. The restaurant also has electric shutters and the possibility to apply for an alcohol license, making it an ideal choice for any restaurateur seeking a location in the high-footfall area of Shepherd's Bush.

SUMMARY

- Fully Fitted Kitchen with Extraction System
- Accommodates c. 25 seats
- Excellent Transport Links
- High Footfall Location
- Possibility of Applying for an Alcohol License
- WC Facilities
- Electric Shutter





LOCATION

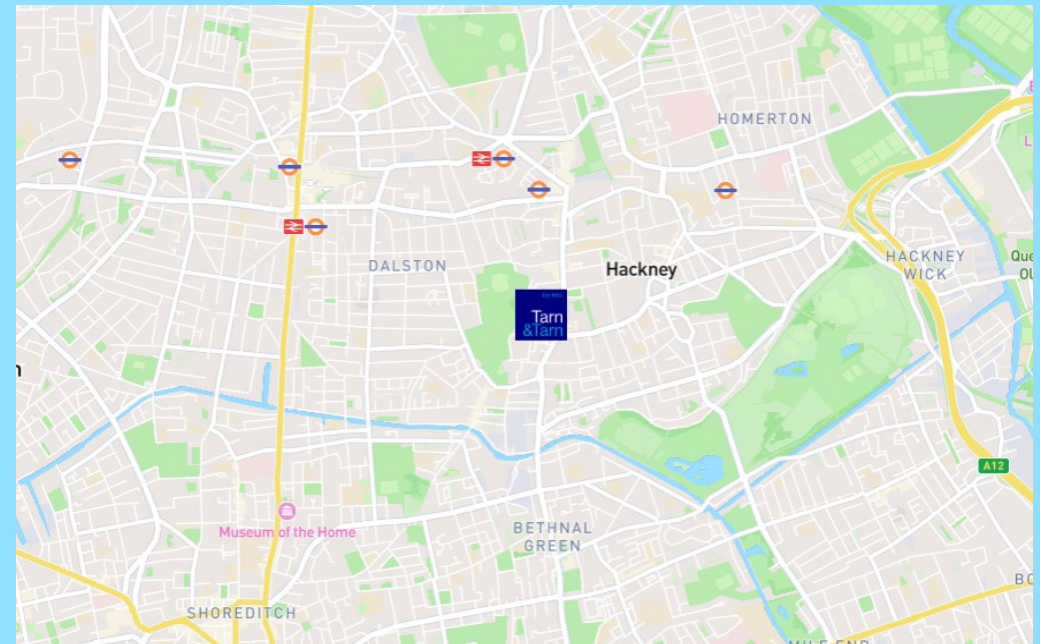
THE AREA

Situated on the North side of Goldhawk Road, between Pennard Road and Shepherd's Bush Garden, this location is surrounded by a diverse range of shops and restaurants including Westfield shopping centre which is mere 7 minute walk from the property. Goldhawk Road station is just a 3-minute walk, while Shepherd's Bush Market and Shepherd's Bush stations are also nearby.



TRANSPORT

- Goldhawk Road (3-minute walk) – **Hammersmith & City** and **Circle Line**
- Shepherd's Bush Market (5-minute walk) – **Hammersmith & City** and **Circle Line**
- Shepherd's Bush (7-minute walk) - **Central Line** & **Overground Line**



ACCOMMODATION

FLOOR	FT ²	RENT (£ PA)	SERVICE CHARGE (£ PA)	BUSINESS RATES (£ PA)	TOTAL YEAR
Ground Floor	645				
TOTAL	645	£28,000	N/A	£10,603.75	£38,603.75

VAT

Applicable On Rent, Rental Deposit and Building Insurance

PREMIUM

Offers in the region of £50,000

LEGAL COSTS

Each party to bear their own costs

LOCAL COUNCIL

London Borough of Kensington & Chelsea

TERMS

An assignment of an existing lease, which is inside the security and provisions of the Landlord and Tenant Act of 1954, expiring on 12th January 2035 (11 Years Unexpired)

Upcoming Rent Reviews: 13th January 2025 and 13th January 2030

Break Clause: 13th January 2027

AML, ABC & FINANCIAL CRIME REQUIREMENTS

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.



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&Tarn

VIEWINGS

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THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE
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