

**6 Goldhawk Mews
Shepherds Bush
London
W12 8PA**



FOR SALE – RARELY AVAILABLE MEWS BUILDING
628 sq ft (59 m²)



Location

The subject property is located on Goldhawk Mews in West London and is accessed from the A402. The surrounding area comprises a mixture of commercial and residential properties. The area is well served by public transport with a number of bus routes passing close to the premises. Goldhawk Road (Circle and Hammersmith & City Line) and Shepherds Bush (Central Line) London Underground stations are within walking distance of the premises and provide a regular service to Central London.

Description

The property forms part of a terrace of mews premises constructed on two floors with load bearing brick elevations and a pitched roof. The property is currently used as shop/studio with a kitchen and WC on the ground floor. In general internal elevations are plastered and painted and floors covered with timber strip flooring.

Floor Areas (approx)

	Sq ft	(m ²)
Ground Floor	320	(30)
First Floor	308	(29)
Total	628	(59)

Rates

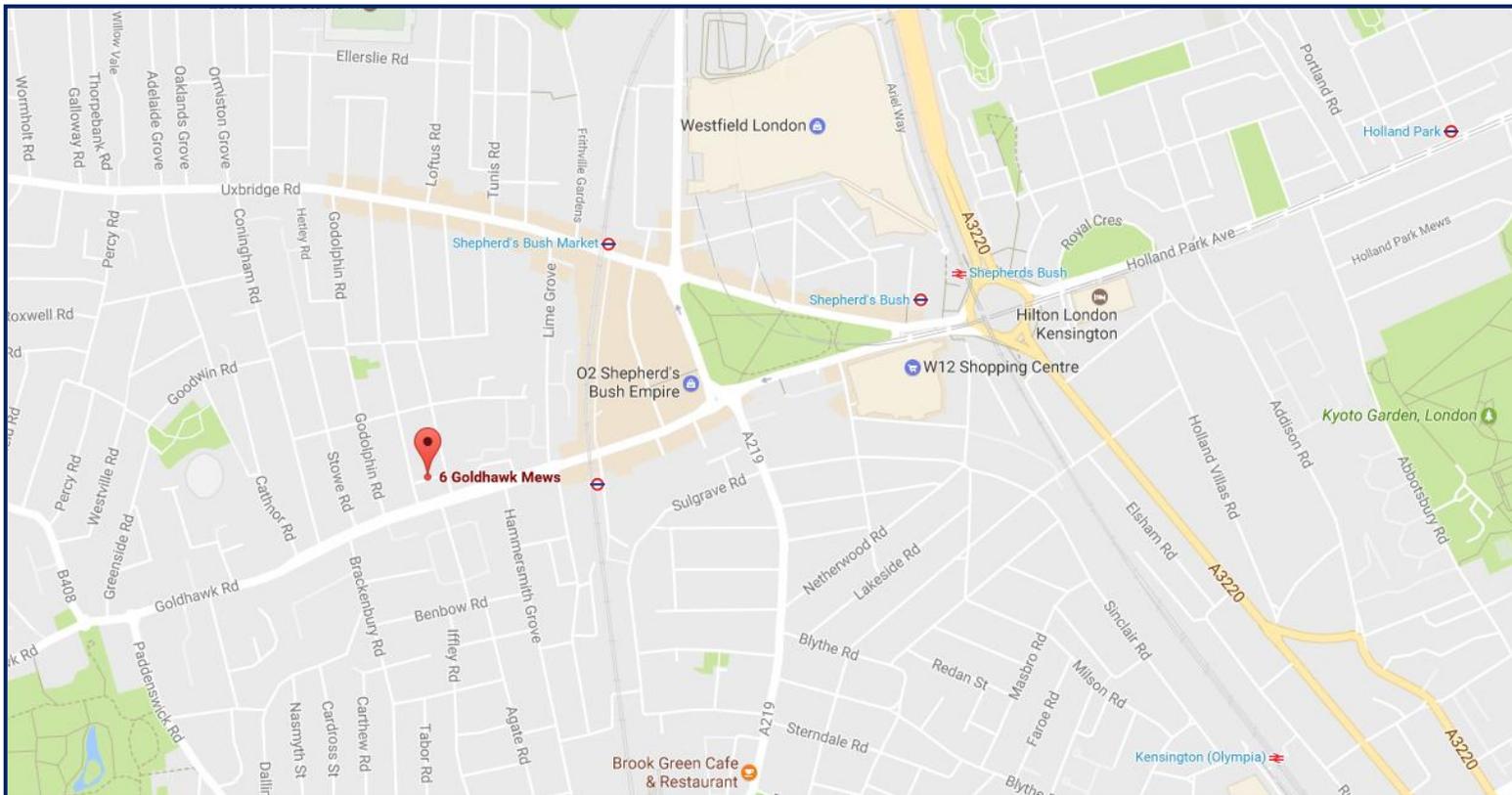
We have been informed by the London Borough of Hammersmith & Fulham, the rateable value for the property, for 2017/18 has been estimated at **£16,500**, equating to a payable amount of **£7,903.50**.

Legal Costs

Each party is to bear their own legal costs.

Terms

Offers in excess of £550,000.00 are invited for the freehold. Subject to Contract. (VAT may be payable).



RICS CODE OF PRACTICE FOR COMMERCIAL LEASES

Please see <http://www.commercialleasecodeew.co.uk>

Grant Mills Wood and the Vendors / Lessors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Grant Mills Wood has any authority to make or give any representation or warranty whatsoever in relation to the property. None of the systems, equipment or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. Under the Finance Acts 1989 and 1997, VAT may be levied on the price/rent. We recommend that interested parties establish the VAT implications before entering into any agreement. All prices/rents are exclusive of Stamp Duty Land Tax. March 2017

Viewing

Viewings are available strictly by appointment through sole agents:-

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Isabelle Porter:
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