

FOR SALE

MEWS BUILDING

MJFINN COMMERCIAL

020-8995 5678



3 GOLDHAWK MEWS, SHEPHERDS BUSH W12 8PA

625 sq.ft. (58 sq.m.)

Description: The accommodation comprises an attractive self-contained mid-terraced B1-Use mews building arranged over two floors totalling 625 sq. ft. (GIA).

- ▶ Ground floor 310 sq. ft. - open plan with kitchenette plus WC/washroom
- ▶ First floor 315 sq. ft. - open plan with front windows + Velux to rear

Location: Goldhawk Mews is situated just off Goldhawk Road (A402) [between St. Stephens Avenue & Devonport Road] which runs between King Street/Chiswick High Road (A315) and Shepherds Bush. Close to Goldhawk Road, Shepherds Bush & Ravenscourt Park (Hammersmith & City, Circle, Central, District Lines and London Overground) TfL stations. Convenient for local shopping and amenities along Goldhawk Road and Westfield London. This location provides easy road access into and out of Central London via A4/M4 and A40/M40. Convenient for 'Pay & Display/Ringo' and Business Permit parking immediately outside and on the surrounding roads.

www.mjfinncommercial.co.uk

info@mjfinncommercial.co.uk | 11 Devonshire Mews, Chiswick, London W4 2HA

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:

- Freehold - For Sale
- Entire building - two floors
- B1-Use
- 625 sq.ft. GIA
- Part air-conditioned (not tested)
- Security shutter
- Good natural light
- Very well presented
- Convenient location
- Sole agent

Terms:

Freehold with vacant possession at completion. Subject to contract.

Area:

625 sq. ft. (58 sq. m.)

Price:

£595,000

Service Charge:

Rates:

Please contact the London Borough of Hammersmith and Fulham on 020 8753 6681. We are advised that the rateable value for the office is £15,500 (2021/22).

EPC:

E (104)

VAT:

VAT is not applicable.

Legal Costs:

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

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