



GENIUS GROUP

Specialist in leisure & retail property since 1994

SHEPHERDS BUSH PUBLIC HOUSE

FREEHOLD / LEASEHOLD OPPORTUNITY

243 GOLDHAWK ROAD, LONDON W12 8EU



Description

Goldhawk Road in Shepherd's Bush is a busy London street and part of the A402 road, known for its numerous independent shops and restaurants and Westfield London Shopping Centre and O2 Shepherd's Bush Empire, The Shepherd's Bush Market located at the Goldhawk Road underground station (Circle and Hammersmith & City) is within close proximity.



High Profile detached corner Victorian Pub/Restaurant with outside trade area, fully fitted to a bohemian style with central bar servery. The property is arranged over the basement, two upper floors and ground floor area of approximately 3,000 sq ft. Kitchen and seating for approximately 80 covers. Outside covered trade garden with conservatory for 20 persons. Upper floors comprise one 4 bed flat with kitchen diner and one 1 bed flat and ladies and gents WC.

Lease

New FRI lease available on terms to be agreed.

Option 1	Ground, Basement, 1 st and 2 nd Floors	£100,000 pa
Option 2	Ground, Basement	£80,000 pa

Freehold

£2,500,000

The Business

Part of the Oak chain of restaurants specialising in Pizza and Mediterranean menu.

Licence

Monday to Wednesday	10.00 – 00.00
Thursday to Saturday	10.00 – 02.00
Sunday	10.00 – 00.00

Further Information

An EPC has been commissioned and can be made available on request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with Genius1Group:

Brandon Elmon
07970 441122
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www.genius1group.com

GENIUS GROUP

3 Middleton Place, Fitzrovia, W1W 7TB

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Westfield
LONDON

o₂empire
SHEPHERD'S BUSH

SHEPHERD'S BUSH MARKET

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