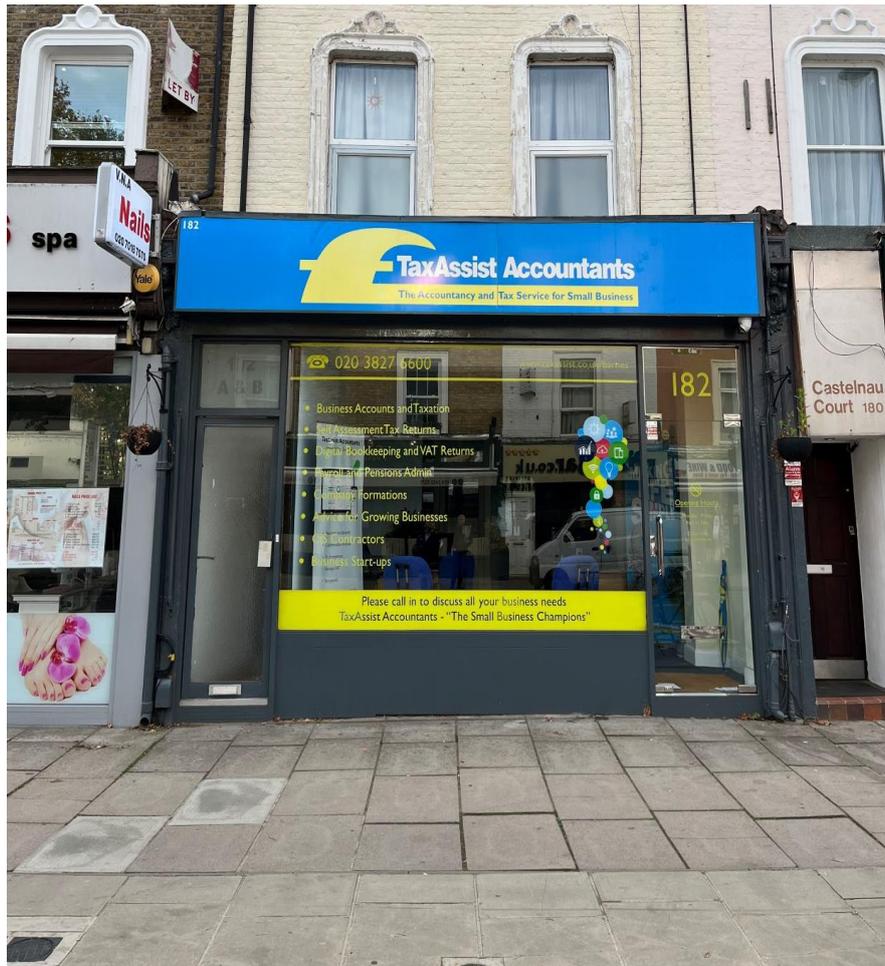


## 182 CASTELNAU LONDON SW13 9DH



### FREEHOLD PROPERTY FOR SALE SHOP UNIT (CLASS E) APPROX. 713 SQ. FT. (66.23 SQ. M.) RESIDENTIAL FLATS SOLD OFF ON 125-YEAR LEASES

**OFFERS IN EXCESS OF £375,000**

Willmotts (Ealing) Ltd. Registered Office, 12 Blacks Road, London, W6 9EU. Registered in England No. 3345586  
Willmotts Bristol, 13 Orchard Street, Bristol, BS1 5EH & Willmotts Mayfair, 121 Park Lane, London, W1K 7AG

Building Consultancy & Surveying, Commercial Agency, Commercial Management,  
Commercial Investment, Professional Valuations, Residential Lettings, Residential  
Sales, Residential Management, Service Charge & Estate Management

**Location:**

The premises are located in the busy Castelnau area, close to its junction with Lonsdale Road and Hammersmith Bridge. Closest transport links are Hammersmith Broadway Station (District and Piccadilly) and in addition Hammersmith Bus Station. Forming part of local a parade of shops which include other users a-such as, Chesterton Estate Agents, Bright Horizons Day Nursery, Prime Pharmacy, Castelnau Dentist and The Bridge Public House.

[Location View \(Please Click\)](#)

[Street View \(Please Click\)](#)

**Description:**

A ground floor lockup shop that was formerly trading as accounting office with a small basement and rear access, The property also has the benefit of small kitchenette and staff WC facilities.

**Accommodation:**

Floor	Net Internal Floor Area
Ground	565 sq. ft. / 52.48 sq. m.
Basement	148 sq. ft. / 13.74 sq. m.
<b>Total</b>	<b>713 sq. ft. / 66.23 sq. m.</b>
ITZA	383
Rear Yard	240 sq. ft – 22.29 sq. m.

**Tenancies:**

The commercial accommodation does not benefit from any existing tenancies and will be sold with full vacant possession.

Flat's A and B have both been sold off on long leases commencing 24<sup>th</sup> June 2003 for 125 years with 105 years remaining with the usual full repairing and insuring terms and service charge provisions.

**User:**

We believe the premises fall under Class E and C3 Residential Dwellings of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

**Local Council:**

London Borough of Richmond.

**EPC:**

The property has an EPC rating of B (50); a copy of the EPC is available upon request.

**Legal Fees:**

Each party to bear its own legal costs.

**Tenure:**

Freehold, subject to existing tenancies.

**Price:**

Offers invited in the region of **£375,000** (three hundred and seventy-five thousand pounds).

**Rent:**

The client will also consider the letting of this unit on full repairing and insuring basis for term of 10 years with upwardly only to open market rent review at the end of the 5<sup>th</sup> year of occupation.

**VAT:**

Not applicable.

**AML:**

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from any successful Purchaser.

**Viewings:**

By appointment only via landlord's sole agent: Willmotts Chartered Surveyors.

**Contacts:**

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