

## 161 ASKEW ROAD LONDON W12 9AU



**FREEHOLD UNBROKEN MIXED-USE INVESTMENT FOR SALE**  
**INCOME PRODUCING 3-STOREY PROPERTY**  
**SHORT WALKING DISTANCE FROM RAVENSCOURT PARK AND**  
**STAMFORD BROOK UNDERGROUND STATIONS**  
**OFFERS IN EXCESS OF £900,000**

Willmotts (Ealing) Ltd. Registered Office, 12 Blacks Road, London, W6 9EU. Registered in England No. 3345586  
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Building Consultancy & Surveying, Commercial Agency, Commercial Management,  
Commercial Investment, Professional Valuations, Residential Lettings, Residential  
Sales, Residential Management, Service Charge & Estate Management

### Location:

The property is located on the West Side of Askew Road at its junction with Starfield Road and is within easy walking distance of the World-famous Westfield Shopping Centre. Transport links are great with Ravenscourt Park Overground Station is a short walk away and numerous busses pass outside the property. Askew Road serves a wealth of independent and national shops including Gail's, Sainsburys, Leyland, Co-Op Food, Tesco. The premises is well-served with underground transport routes close by with Stamford Brook Underground Station (District Line) 0.6 mile and Ravenscourt Park Underground Station (District Line) 0.7 mile distance.

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

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

### Description:

The property is built with traditional brick elevations and comprises a mixed-use building arranged over three storeys. It is an income-producing commercial unit with a return frontage on ground and basement levels which is currently let to a Takeaway. The self-contained residential accommodation is arranged over the first second floor and is let on an Assured Shorthold Tenancy. It is accessed via the side of the property.

### Commercial Accommodation:

Floor	Net Internal Floor Area (approx.)
Ground	312 sq. ft. (28.99 sq. m.)
Basement	285 sq. ft. (26.48 sq. m.)
Rear Cold Room and Shed	337 sq. ft. (31.31 sq. m.)
<b>Total</b>	<b>934 sq. ft. (86.77 sq. m.)</b>

### Residential Accommodation:

Floor	Gross Internal Floor Area (approx.)
First	309 sq. ft. (28.70 sq. m.)
Second	309 sq. ft. (28.70 sq. m.)
<b>Total</b>	<b>618 sq. ft. (57.40 sq. m.)</b>

### Tenancies:

The ground and basement commercial premises are leased to Paya (Chinese Takeaway) for a term of 16 years from 16<sup>th</sup> April 2010 with 4 yearly rent reviews patterns at passing rent of **£21,000 per annum**.

The first floor flat is let subject to an Assured Shorthold Tenancy at (£800 pcm) **£9,600 per annum** and the second floor flat is let subject to an Assured Shorthold Tenancy at (£995 pcm) **£11,940 per annum**.

The property has total income of **£42,540 per annum**.

**User:**

We believe the premises fall under Sui Generis (**Take Away Food**) of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

**Local Authority:**

London Borough of Hammersmith & Fulham.

**EPC:**

The commercial property has an EPC rating of C (54). A copy of the EPC is available upon request. The residential flats have an EPC rating of D (62). A copy of the EPC is also available upon request.

**Legal Fees:**

Each party to bear its own legal costs.

**Tenure:**

Freehold.

**Price:**

Offers invited in the excess of **£900,000** (nine hundred thousand pounds).

**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.

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