

157 ASKEW ROAD LONDON W12 9AX



FREEHOLD INTEREST FOR SALE GROUND FLOOR AND BASEMENT COMMERCIAL UNIT – NIA 1,550 SQ. FT. (143.99 SQ. M.)

OFFERS IN EXCESS OF £1,000,000 ARE SOUGHT

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 on the southern side of Askew Road which occupies a prominent corner with Curwen Road. The property is well served by public transport, including Stamford Brook and Ravenscourt Park Underground Stations (District Lines) (0.5 miles). It is near the M4 which provides easy access to the London's West End and the Heathrow Airport.

Description:

The subject property is arranged over ground and basement floors and benefits from access from both Askew Road and Curwen Road. A large rear yard provides approximately four car parking spaces and access into the basement. Each floor is served by a WC and kitchenette facilities.

Accommodation Schedule:

Floor	Net Internal Floor Area
Ground	825 sq. ft. – 76.64 sq. m.
Basement	725 sq. ft. – 67.35 sq. m.
Total	1,550 sq. ft. – 143.99 sq. m.
External/Parking	470 sq. ft. – 43.66 sq. m.

User:

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

Rateable Value:

We are advised by the VOA website that the property has a Rateable Value of £18,500; however, interested parties should make their own enquiries on the rates payable.

EPC:

The property has EPC rating of D (96). A copy of the EPC is available upon request.

Legal Fees:

Each party to bear its own legal costs.

VAT:

May be applicable at the prevailing rate.

Tenure:

The property will be sold freehold with vacant possession.

Tenancies:

The first floor flat is sold off on a long lease from 24th June 1980 for term of 99 years and the second floor flat was sold off on the 24th June 1980 but lessee appears to have had a lease extension under the provisions of the section 56 of the leasehold reform, this lease is now to expire 2202 with 182 years remaining.

Price:

Offers in the region of **£1,000,000 (One Million Pounds)** are sought for the freehold interest.

Anti-Money Laundering:

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

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