

**188 HAMMERSMITH ROAD
LONDON
W6 7DJ**



FREEHOLD COMMERCIAL PROPERTY FOR SALE
GRADE II LISTED FRONT BUILDING FULLY LET
REAR OFFICE SPACE VACANT APPROX. 6,523 SQ. FT. (605.98 SQ. M.)
PRICE REDUCED
OFFERS IN REGION OF £3,000,000

Location:

The property is centrally located on the western end of Hammersmith Road (A315), close to its junction with Wolverton Gardens. Hammersmith Broadway Centre is 300m west of the property which is a major bus transport hub popular with national retailers and head office bases, including L'Oréal UK. **Hammersmith Underground Stations** (Piccadilly, District, Hammersmith & City and Circle Lines) provide direct and fast access across Greater London, including to Heathrow, Waterloo and Victoria. The A4 and M3 are major arterial routes out of central London and are easily accessed from the Broadway.

Hammersmith is a vibrant and major commercial hub and district in West London and is the administrative centre of the London Borough of Hammersmith & Fulham. It is identified as one of the 35 major centres in Greater London within the London Plan. King Street (A315) is the closest high street, stretching outwards towards Chiswick from the Broadway Centre and is home to a diverse range of local shops, leisure facilities and restaurants, the Town Hall and the new Livat shopping centre. Hammersmith is nationally recognised for its entertainment scene and is home to both the Lyric Theatre and the Hammersmith Apollo concert hall which are a short walk from the premises. Charing Cross Hospital is also located 0.6 miles south of the property.

[Location Map/Street view \(Please Click\)](#)

Description:

The property comprises a front and rear building which are separated by a small central courtyard. The front building is Grade II listed which benefits from a large, elegant entrance featuring Doric pillars which support a small balcony. It is arranged over basement, ground, first and second floors. The second floor is a converted loft space and has restricted height, suitable only for ancillary storage space. It is currently used as office space, let to an interior design company. The rear building is vacant and is arranged over ground and mezzanine levels. It comprises a self-contained entrance, accessed via a single door fronting Hammersmith Road. The mezzanine floor is accessed via front and rear stairwells. It currently benefits from a reception area, open plan office space, WCs, kitchenettes, and ancillary storage facilities.

Commercial Accommodation (Front Building):

Floor	Net Internal Floor Area (approx.)
Basement	395 sq. ft. (36.69 sq. m.)
Ground	787 sq. ft. (73.11 sq. m.)
First	803 sq. ft. (74.50 sq. m.)
Total	2,080 sq. ft. (193.23 sq. m.)
Second (restricted height)	96 sq. ft. (9.00 sq. m.)

Vacant Commercial Accommodation (Rear Building):

Floor	Net Internal Floor Area (approx.)
Ground	3,938 sq. ft. (365.84 sq. m.)
Mezzanine	2,585 sq. ft. (240.14 sq. m.)
Total	6,523 sq. ft. (605.98 sq. m.)

Tenancies:

The front building is let on an effective full repairing and insuring lease to Beata Heuman Limited for a term of 10 years, commencing on 17th March 2022 and expiring on and including 16th March 2032. The rent is £31,200 per annum from 17th March 2023 to 16th March 2026, increasing to £41,600 per annum from 17th March 2026 to 16th March 2027. There is an upward-only rent review pattern to open market every 5th year. There is a tenant-only option to break on 17th March 2027 subject to 9 months' prior written notice. The landlord holds a deposit of £24,960 including VAT.

The rear building is currently vacant.

Tenancy Schedule (Front Building):

Tenant	Rent	Start Date	Rent Review	End Date	Comments
Beata Heuman Limited	£31,200 pa from 17/03/2023 to 16/03/2026 £41,600 pa from 17/03/2026 to 16/03/2027	17/03/2022	Upward-only, 5 yearly	16/03/2032	Tenant-only break on 17/03/2027

User:

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

Local Council:

London Borough of Hammersmith & Fulham.

EPC:

The front building has an EPC rating of C (65), and rear building has an EPC rating of E (115). A copy of the EPCs are available upon request.

Legal Fees:

Each party to bear its own legal costs.

Tenure:

Freehold, subject to existing tenancies.

Price:

Offers invited in region of **£3,000,000** (three million pounds).

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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