

Willmott House, 12 Blacks Road, London W6 9EU T: 020 8748 6644 F: 020 8748 9300 E: commercial@ willmotts.com W: www.willmotts.com



Hammersmith Road, Hammersmith, London, W6 To Let

A1 Retail Unit Approx 617 Sq Ft. Ideal First buisness Close to Hammersmith Broadway £19,500 per annum



Location:

Situated on the north side of Hammersmith Rd and within easy reach of The Broadway Shopping centre which also has Hammersmith Underground (Piccadilly/Circle/District Line) Station. There is an excellent transport hub with Hammersmith and City Line Station, Hammersmith Bus Garage and the A4 providing access to M4/M25. Hammersmith is approx. 7.7 miles from central London and is surrounding by affluent areas such as; Kensington, Chiswick, and Fulham. The subject property is situated opposite the Big Red Workplace (under construction) and Virgin Active health club. Nearby traders include: L?Oréal, Starbucks, Sixt Car Rental, Brewers and Car Dental.

Description:

The property is arranged over Basement and Ground floors beneath an Iconic 1930?s residential block Latymer Court. The ground floor provides the main sales area and benefits from a rear pedestrian access to the communal area of the block. The basement provides ancillary storage, WC and Kitchenette. The most recent use of the premises was as a gentlemans tailors. The premise would benefit from upgrading generally.

User.

We believe the premises fall under Class A1 Shop Use (as of 01/09/2020 these premises will fall under class E) of the Town & Country Planning (Use Class) (Amendment) Order 2005.

Accommodation:

The property offers the following (NIA) approximate dimensions: -

Ground Floor: 41.71 Sq. M (449 Sq. Ft)
Basement: 15.61 Sq. M (168 Sq. Ft)
Total: 57.32 Sq. M (617 Sq. Ft)

Terms:

A new effective full repairing and insuring lease, for a term to be agreed, subject to upward only rent reviews.

Rent:

£19,500 per annum.

VAT:

May be applicable to the sale price.

Rateable Value:

We are advised by the VOA website that the property has a Rateable Value of: £13,750.00; however interested parties should make their own enquiries.

EPC:

Energy performance certificate has a rating of D (87) for the premises. A copy of the EPC is available upon request.

Legal Fees:

Each party to bear its own legal costs.

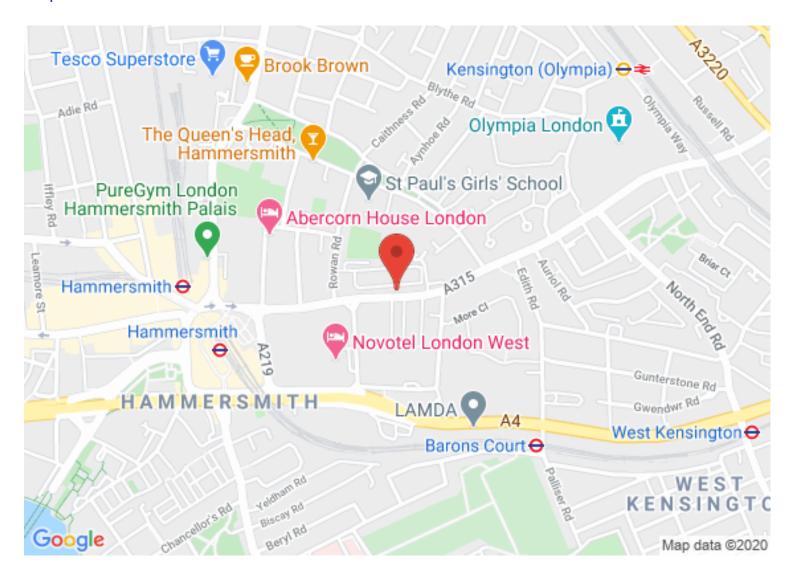
Viewing:

Strictly by appointment only with sellers sole agents. Willmotts 020 8748 6644

Contacts:

Varol Zafer - D: 020 8222 9946 M: 07900 224967 E: v.zafer@willmotts.com Shahid Sadiq - D: 020 8222 9945 M: 07961 410931 E: s.sadiq@willmotts.com Emily Bradshaw - D: 020 8222 9947 M: 07920769395 E: e.bradshaw@willmotts.com;





Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor. 2. Any photographs (and artist's impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3 Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.

