



Hammersmith Road, Hammersmith, London, W6 **To Let**

**£19,500 per
annum**

A1 Retail Unit
Approx 617 Sq Ft.
Ideal First business
Close to Hammersmith Broadway

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 surrounded 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 gentlemen's tailors. The premises 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 ;



Map



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