



RARE NURSERY PREMISES IN CENTRAL HAMMERSMITH
TO LET - £40,000 PER ANNUM
1 BRIDGE AVENUE HAMMERSMITH W6 9JA

 **Willmotts**

The Complete Property Service

020 8748 6644

- SPLIT LEVEL NURSERY PREMISES
- CENTRAL HAMMERSMITH LOCATION
- PERIOD PROPERTY
- GRADE II LISTED
- KING STREET (EAST) CONSERVATION AREA

Location

Bridge Avenue runs on a loop off King Street with an Edwardian purpose-built block of flats at the centre of the loop known as Bridge Avenue Mansions. The property lies behind the commercial properties facing onto King Street with the adjacent unit to the subject property being Halifax Building Society. The property is on the corner of King Street and Argyle Walk. Bridge Avenue itself is predominantly residential, made up of Victorian terrace properties.

Description

Nursery premises arranged over lower ground and raised ground floor, set within a four storey end of terrace Victorian property of solid brick wall construction beneath under a pitched roof behind the parapet wall. The subject property is accessed via the communal raised ground floor hall with the upper rooms at raised ground floor level with a cloakroom and stairs down to the lower ground floor level which provides further accommodation due to the single storey rear extension. Although the rear garden does not fall within the demise of the property, our clients have had use of the same since 2006 .

User

Class E of the Town & Country Planning (Use Class) (Amendment) Order 2005. The permitted use under the lease is for a day nursery for children aged 5 or under.

EPC

Energy performance certificate has rating of D(89) for the premises. A copy of the EPC is available upon request.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions

Location	Sq M	Sq Ft.
Raised Ground Floor	34.08	367
Lower Ground Floor	78.33	843
Total	112.41	1210

Terms

£40,000 per annum, exclusive of VAT and other outgoings. A new full repairing and insuring lease will be available, and it shall be excluded from the security of tenure provisions in part II of the Landlord and Tenant Act 1954.

Rateable Value

We are advised by the VOA website that the property has a Rateable Value of, £19,250 however, interested parties should make their own enquiries of the rates payable.

Legal

Each party to bear its own legal costs.

VAT

The property has not been elected for VAT purposes.

AML

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

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.



Viewing

By appointment only via landlord's sole agent: Willmotts Chartered Surveyors.

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