

LOCK UP CLASS E UNIT ON NEW LEASE TO LET £26,000 PER ANNUM 182 CASTELNAU LONDON SW13 9DH





- LOCK UP CLASS E SHOP UNIT
- ARRANGED OVER GROUND & BASEMENT
- APPROX. 713 SQ FT (66.23 SQM)
- **NEW LEASE NO PREMUIM**

Location

The premises are located in the busy Castelnau area, close to its junction with Lonsdale Road and Hammersmith Bridge Closest transport links are Hammersmith Broadway Station (District and Piccadilly) and in addition Hammersmith Bus Station. Forming part of local a parade of shops which include other users a-such as, Chesterton Estate Agents, Bright Horizons Day Nursery, Prime Pharmacy, Castelnau Dentist and The Bridge Public House

Description

A ground floor lockup shop that was formerly trading as accounting office with a small basement and rear access, The property also has the benefit of small kitchenette and staff WC facilities

User

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

EPC

The property has an EPC rating of B (50). A copy of the EPC will be available upon request.

Rateable Value

We are advised by the VOA website that the property has a Rateable Value of £17,500.00; however interested parties should make their own enquiries.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Floor	Sq.Ft.	Sq M
Ground	565	52.48
Basement	148	13.74
Total	713	66.23
Rear Yard	240	22.29

ITZA 383

Rent

£26,000 per annum.

Terms

A new effective full repairing and insuring lease, for a term to be agreed, subject to upward-only rent reviews every 5th year. Freehold may also be available at £375,000

Service Charge

TBA

Each party to bear its own legal costs.

VAT

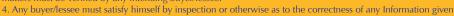
The property has not been elected for VAT.

AMI

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

Important Notice

matters must be verified by any intending buyer/lessee.





^{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.

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Viewing

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

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