



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 PREMIUM

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 parade of shops which include other users 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

Legal

Each party to bear its own legal costs.

VAT

The property has not been elected for VAT.

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.

**RICS**the mark of
property
professionalism
worldwide



Viewing

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

Huseyin Zafer
M: 07918482210
E: h.zafer@willmotts.com

Emily Bradshaw
M: 07920 769395
E: e.bradshaw@willmotts.com

Varol Zafer
M: 07900 224967
E: v.zafer@willmotts.com

Shahid Sadiq
M: 07961 410931
E: s.sadiq@willmotts.com

<https://www.willmotts.com/commercial-agents>

FV900JAN24



The Complete Property Service

020 8748 6644