



RETAIL UNIT TO LET CLOSE TO HAMMERSMITH BROADWAY
TO LET £18,500 PER ANNUM
90 HAMMERSMITH BRIDGE ROAD, LONDON W6 9DB

 **Willmotts**
The Complete Property Service
020 8748 6644

- 300 FT FROM THE EASTSIDE OF THE ICONIC HAMMERSMITH BRIDGE
- NEW LEASE AVAILABLE, NO PREMIUM SOUGHT
- 0.2 MILES FROM HAMMERSMITH BROADWAY CENTRE
- CLASS E - VARIOUS USES CONSIDERED

Location

The property is nestled just steps from the iconic Hammersmith Bridge, this well-presented commercial property offers a rare opportunity in one of West London's most picturesque and sought-after locations. Ideal for boutique retailers, or independent cafés with excellent transport links via Hammersmith Stations (District, Piccadilly, and Hammersmith & City lines) just a short walk away. The River Thames on your doorstep and a vibrant local community, this is an ideal space to establish a distinctive presence in a thriving neighbourhood.

Description

The property comprises a ground floor shop benefiting from WC, Kitchenette and a small rear yard.

User

We believe the premises fall under Class E use of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020, however interested parties should confirm this with the Local Authority.

EPC

A new Energy Performance Certificate has been commissioned and will be available shortly.

Rateable Value

We are advised by the VOA website that the property has a Rateable Value of £4,550 however, interested parties should make their own enquiries into the rates payable.

Local Authority

London Borough of Hammersmith & Fulham.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions.

Location	Sq M	Sq Ft.
Ground Floor	32.98	355
Total	32.98	355

Rent

£18,500 per annum, exclusive of VAT and other outgoings.

Terms

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

Service Charge

There is no service charge, and repairs are currently dealt with on an ad hoc basis. The landlord reserves the right to implement a service charge.

VAT

The property has not been elected for VAT purposes.

Legal

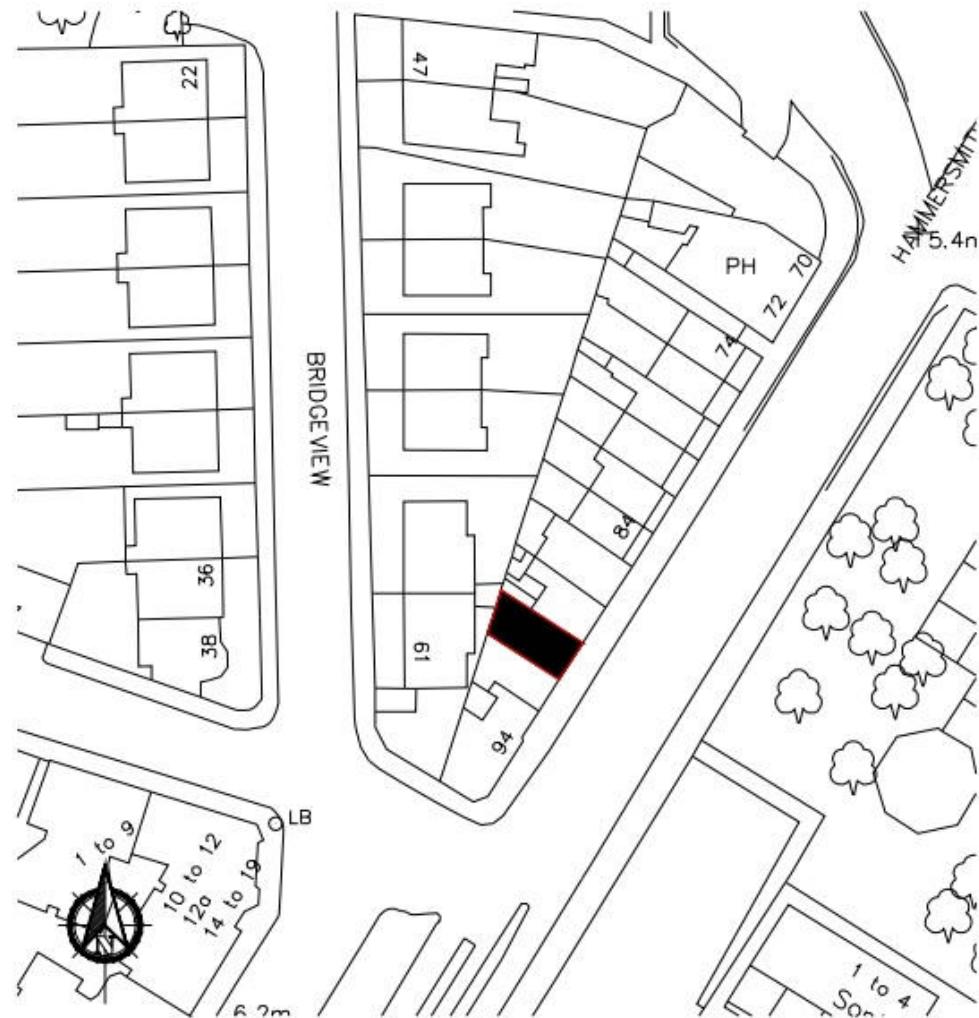
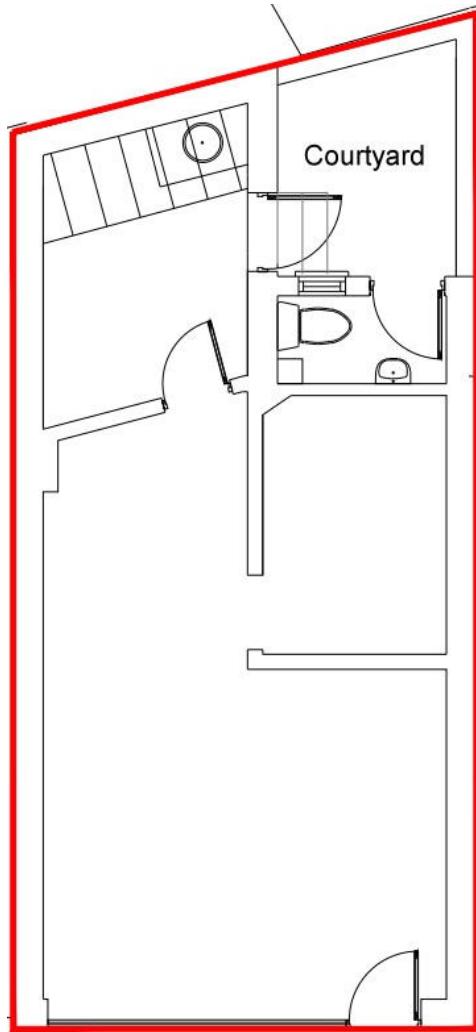
Each party to bear its own legal costs.

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 seller's sole agent: Willmotts Chartered Surveyors.

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

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

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

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