



LEASEHOLD SHOP/OFFICE (CLASS E) FOR SALE  
OFFERS IN REGION OF £235,000 LH (+ VAT)  
150 HAMMERSMITH ROAD, LONDON, W6 7JP

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

- SITUATED BENEATH THE ICONIC LATYMER COURT
- REAR PEDESTRIAN ACCESS
- APPROX. 480 SQ. FT. (44.58 SQ. M.)
- GROUND AND BASEMENT

### Location

The premises are located on the north side of Hammersmith Road (A315), midway between its junctions with North End Road (B317) to the east and Fulham Palace Road (A219) to the west. Public transport links are excellent, with Hammersmith Broadway being 0.4 miles from the property. This is a major transport hub in central Hammersmith, providing regular bus services throughout London, and underground links including the District, Piccadilly, Central and Hammersmith and City Lines. The A4 link is situated just off Hammersmith Broadway, providing access to the M4/M25 towards Heathrow. There is a diverse range of amenities nearby, including gyms, restaurants, cafes, public houses and convenience stores. Notable occupiers in the locality include The Latymers Public House, Virgin Media, Liberty Global, Disney, and UKTV.

### Description

The shop premises are arranged over ground and basement floors beneath the iconic 1930s residential block Latymer Court. The premises were formerly trading as a hairdressing salon, with the main sales area on ground floor with ancillary storage and WC in the basement. There is an electricity, water and from observations also a gas supply to the unit. We note there is air conditioning installed. There is rear access into the gated central courtyard of Latymer Court.

### 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.

### Rateable Value

We are advised by the VOA website that the property has a Rateable Value of £12,250 however, interested parties should make their own enquiries into the rates payable, if applicable.

### Local Authority

London Borough of Hammersmith & Fulham.

### Accommodation Schedule

The property offers the following (NIA) approximate dimensions

Location	Sq M	Sq Ft.
Ground Floor	34.28	369
Basement	10.3	111
<b>Total</b>	<b>44.58</b>	<b>480</b>

### Tenure

Leasehold for a term of 99 years from 24th June 1976, with approximately 51 years remaining. There is a ground rent payable of £200pa, charged in bi-annual instalments.

### Terms

Offers are invited in the region of £235,000

### Service Charge

There is a service charge applicable which is currently £3,462.44pa, charged in quarterly instalments.

### EPC

The Energy performance certificate has rating of D(92) . A copy of the EPC is available upon request.

### VAT

We have been advised that VAT will be applicable to the sale.

### Legal

Each party to pay their 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.
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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.

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