



FREEHOLD DEVELOPMENT OPPORTUNITY

OFFERS IN EXCESS OF £600,000

5A NORMAND RD W14 9PT & 84 BRAMBER RD W14 9BP

 **Willmotts**

The Complete Property Service

020 8748 6644

- MIXED USE BUILDING
- DEVELOPMENT POTENTIAL (STPP)
- GROUND FLOOR COMMERCIAL PREMISES
- FIRST FLOOR RESIDENTIAL ACCOMMODATION

Location

The property is located on the corner of Normand Road's junction with Bramber Road within Fulham a predominantly residential area of southwest London. The property is located in a predominately residential location directly opposite the open public space of Normand Park and a small local authority owned vehicle depot.

Description

The property is a two-storey end of terraced Victorian property of solid brick wall construction. The ground floor level is a small retail unit currently vacant with a small studio flat at the first floor level. The retail unit has an entrance on the corner whilst the residential flat is accessed to the side of Bramber Road. The ground floor accommodation has been extended into the side return to create an additional store to the ground floor retail unit. The premises are known as:

Retail - 5A Normand Rd London W14 9PT

Flat - 84 Bramber Rd London W14 9BP

User

Class E & C3 of the Town & Country Planning (Use Class) (Amendment) Order 2005.

EPC

An EPC rating of D(92) for the retail and E(48) for the flat. A copy of the EPC will be made available upon request.

Accommodation Schedule:

The property offers the following (NIA) approximate dimensions

Floor:	Sq.M.	Sq.Ft.
Ground Floor-Retail	45.46	489
First Floor- Flat	35.90	386
Total:	81.36	875

Tenure:

Freehold with vacant possession under the title number NGL22580

Terms:

Offers are invited in the excess of £600,000 (six hundred thousand pounds).

Rateable Value:

We are advised via the VOA website that the commercial premises have a rateable value of **£5,700.00** and the flat has a Council Tax Band of **B**; however interested parties should make their own enquiries.

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.

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Viewing

By appointment only via seller's sole agents : Willmotts Chartered Surveyors or Hicks Baker .

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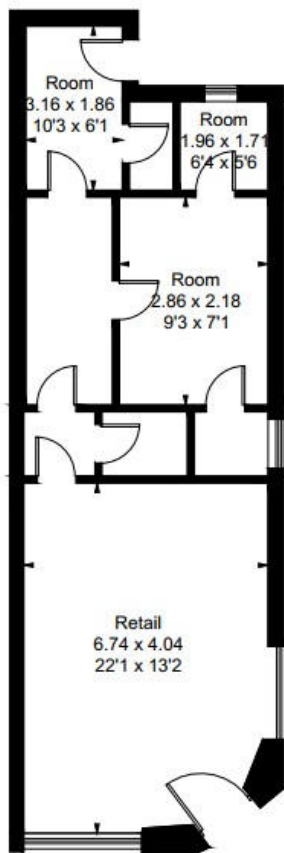


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Approximate Gross Internal Area = 56.0 sq m / 603 sq ft



Flat 84 Bramber Road W14 9PB

Approximate Gross Internal Area = 56.0 sq m / 603 sq ft

