



SMALL CLASS E UNIT BENEATH LATYMER COURT  
**TO LET £12,500 PER ANNUM**  
148A HAMMERSMITH ROAD, LONDON, W6 7JP

- VARIOUS USES CONSIDERED
- SIGNIFICANT AMOUNT OF NATURAL LIGHT
- CAR PARKING FOR X1 SPACE AVAILABLE
- GROUND FLOOR ONLY
- APPROX. 227 SQ. FT. (21.04 SQ. M.)

### Location

The property is located on the north side of the busy Hammersmith Road (A315), just 0.2 miles east from Hammersmith Broadway, a major transport hub providing numerous bus and underground services (District, Piccadilly, Hammersmith & City and Circle Lines) throughout London. The unit is situated within a commercial parade beneath Latymer Court, a large residential block. There is a diverse range of amenities nearby including restaurants, gyms, cafes, public houses and convenience stores. Notable operators close to the unit include Latymers Public House, Virgin Media, Liberty Global, Disney, Starbucks and UKTV.

### Description

The unit is a small ground floor lock-up shop fronting onto Hammersmith Road which was formerly trading as a holistic wellbeing centre. It benefits from a significant amount of natural light produced by a double height arched window. The unit is rectangular in shape and is currently arranged as a front room with a partitioned space at the rear for storage. There is rear access to the car park below Latymer Court, and one lower ground parking space is available to lease via separate negotiation.

### User

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

### Rateable Value

We are advised by the VOA website that the property has a Rateable Value of £7,900.00; however interested parties should make their own enquiries.

### Local Authority

London Borough of Hammersmith & Fulham.

### Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Location	Sq M	Sq Ft.
Ground Floor	21.04	227
<b>Total</b>	<b>21.04</b>	<b>227</b>

### Terms

£12,500 per annum, exclusive of VAT and other outgoings. A new effectively full repairing and insuring lease for a term to be agreed and subject to upward only rent reviews.

### EPC

Energy performance certificate has a rating of D (89). A copy of the EPC will be available upon request.

### 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

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**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>

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