



LEASEHOLD NURSERY PREMISES  
**OFFERS IN EXCESS OF £475,000 LH**  
1 BRIDGE AVENUE HAMMERSMITH W6 9JA



The Complete Property Service

020 8748 6644

- LEASEHOLD NURSERY PREMISES
- DEVELOPMENT POTENTIAL (STPP)
- ATTRACTIVE LOCATION
- PERIOD PROPERTY
- GRADE II LISTED
- KING STREET (EAST) CONSERVATION AREA

### Location

Bridge Avenue runs on a loop off King Street with an Edwardian purpose-built block of flats at the centre of the loop known as Bridge Avenue Mansions. The property lies behind the commercial properties facing onto King Street with the adjacent unit to the subject property being Halifax Building Society. The property is on the corner of King Street and Argyle Walk. Bridge Avenue itself is predominantly residential, made up of Victorian terrace properties.

### Description

Nursery premises arranged over lower ground and raised ground floor, set within a four storey end of terrace Victorian property of solid brick wall construction beneath under a pitched roof behind the parapet wall. The subject property is accessed via the communal raised ground floor hall with the upper rooms at raised ground floor level with a cloakroom and stairs down to the lower ground floor level which provides further accommodation due to the single storey rear extension. The rear garden does not fall within the demise of the property within the lease.

### User

Class E of the Town & Country Planning (Use Class) (Amendment) Order 2005. The permitted use under the lease is for a day nursery for children aged 5 or under.

### EPC

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. |
|----------------------|--------|--------|
| Raised Ground Floor: | 34.08  | 367    |
| Lower Ground Floor:  | 78.33  | 843    |
| Total:               | 112.41 | 1210   |

The rear garden does not fall within the demise of the property within the lease, its land locked and there are no other beneficiaries and our clients have had use of the same since the grant of the lease in 2006.

### Tenure

The lease term is 99 years less 10 days from the 28th July 1978. The lease has approx. 54 years remaining. The ground rent in the lease is a red rose (if demanded).

### Terms

Offers in excess of £475,000 for our client's leasehold interest. An estimated rental value of the premises is between £35,000 - £40,000 per annum.

### 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.

### VAT

The property has not been elected for VAT purposes.

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

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