

## FREEHOLD FOR SALE (BUSINESS UNAFFECTED)

**7 Charleville Road,  
London, W14 9JL**

**Total approx 542 sq ft plus residential ground rents**



### KEY INFORMATION

**Size:** Total: 542 sq ft /sq m Approx.

**Business rates:** £ 6,960 commencing April 2019

### GUIDE

**Price:** £320,000.00

**Tenure:** Freehold Details below

### LOCATION

The property is situated on the north side of Charleville Road to the west of North End Road in this busy retail and residential area. West Kensington and Barons Court Underground stations are close by as is Queens Tennis club.

### DESCRIPTION

A mid terrace building with a self-contained retail unit on lower ground and ground and 3 residential apartments on the 1st, 2nd and 3rd floors.

The retail unit is let on lease expiring July 2020 with a current rent of £16,000 per annum exclusive and the apartments are sold on long leases with approx. 92 years unexpired and total ground rent income of £300.

Subject to contract and exclusive of VAT if applicable

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The retail unit is used as a dry cleaners receiving unit and the lease is held outside security of tenure and compensation.

Current total income £16,300 per annum.

The retail premises may provide an opportunity for residential conversion subject to design and planning permission and increased commercial rent at renewal.

#### **FLOOR AREA**

Set out below are the approximate dimensions and areas:

Ground Floor	292 sq ft	27.12 sq m
Lower Ground Floor	250 sq ft	23.22 sq m
<b>Total</b>	<b>542 sq ft</b>	<b>50.34 sq m</b>

#### **BUSINESS RATES**

Business rates payable for the year commencing April 2019 are £6,960 payable by the tenant. Prospective purchasers are required to check this information by telephoning the Business Rates Department at London Borough of Hammersmith & Fulham on 0208 748 3020. Paid by the tenant.

#### **TENURE**

The property is held freehold subject to the aforementioned tenancies.

#### **GUIDE PRICE**

£320,000.00

#### **SERVICE CHARGE**

On Application

#### **RETAIL EPC**

**C 73**

#### **VIEWINGS – BY PRIOR APPOINTMENT WITH THE AGENT**

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