

160 Hammersmith Road London W6 7JP



**RARE OPPORTUNITY TO PURCHASE A LONG LEASEHOLD RETAIL UNIT
ARRANGED OVER TWO FLOORS – APPROX 617 SQ FT (57.32 SQ M)
OPPOSITE VIRGIN ACTIVE HEALTH CLUB & THE BIG RED WORKSPACE
PART OF COMMERCIAL PARADE BENEATH LATYMER COURT**

OFFERS IN EXCESS OF £275,000 LONG LEASEHOLD

Willmotts (Ealing) Ltd. Registered Office, 12 Blacks Road, London, W6 9EU. Registered in England No. 3345586
Willmotts Bristol, 13 Orchard Street, Bristol, BS1 5EH & Willmotts Mayfair, 121 Park Lane, London, W1K 7AG

Building Consultancy & Surveying, Commercial Agency, Commercial Management,
Commercial Investment, Professional Valuations, Residential Lettings, Residential
Sales, Residential Management, Service Charge & Estate Management

Location:

Situated on the north side of Hammersmith Rd and within easy reach of The Broadway Shopping centre which also has Hammersmith Underground (Piccadilly/District Line) Station. There is an excellent transport hub with Hammersmith and City Line Station, Hammersmith Bus Garage and the A4 providing access to M4/M25. Hammersmith is approx. 7.7 miles from central London and is surrounded by affluent areas such as; Kensington, Chiswick, and Fulham. The subject property is situated opposite the Big Red Workplace (under construction) and Virgin Active health club. Nearby traders include: L'Oréal, Starbucks, Sixt Car Rental, Brewers and Car Dental.



Description:

The property is arranged over Basement and Ground floors beneath an Iconic 1930's residential block Latymer Court. The ground floor provides the main sales area and benefits from a rear pedestrian access to the communal area of the block. The basement provides ancillary storage, WC and Kitchenette. The most recent use of the premises was as a gentleman's tailors. The premises would benefit from upgrading generally and the inclusion of a new shop front (subject to superior landlords consent), which other units have had done.

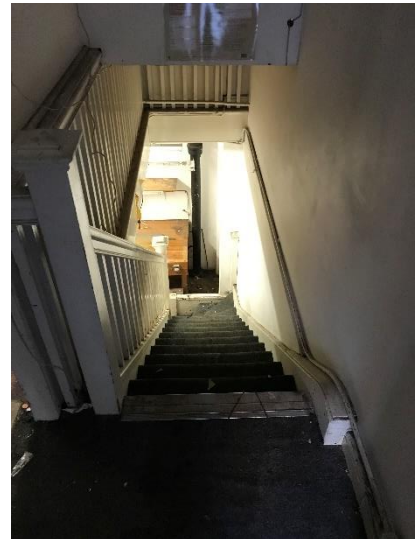
User:

We believe the premises fall under Class A1 Shops of the Town & Country Planning (Use Class) (Amendment) Order 2005.

Accommodation:

The property offers the following (NIA) approximate dimensions: -

Ground Floor: 41.71 Sq. M (449 Sq. Ft)
Basement: 15.61 Sq. M (168 Sq. Ft)
Total: 57.32 Sq. M (617 Sq. FT)



Tenure:

Long Leasehold. Held for a term of 999 years (less 10 days) from 24th June 1976 at a ground rent of £200 per annum which increases every 33 years by £50 per annum for the duration of the term. The next review date is 2042. The unexpired term is approx. 956 years.

Price:

Offers in excess of £275,000 are sought for the leasehold interest.

VAT:

May be applicable to the sale price.

Rateable Value:

We are advised by the VOA website that the property has a Rateable Value of: £13,750.00; however interested parties should make their own enquiries.

EPC:

Energy performance certificate has a rating of D (87) for the premises. A copy of the EPC is available upon request.

Legal Fees:

Each party to bear its own legal costs.

Viewing:

Strictly by appointment only with sellers sole agents – Willmotts 020 8748 6644

Contacts:

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