



LONG LEASEHOLD VACANT SHOP BENEATH LATYMER COURT
FOR SALE: OFFERS IN REGION OF £280,000 LH
134 HAMMERSMITH ROAD, LONDON, W6 7JP





- APPROX. 723 SQ.FT (67.16 SQ.M) OVER GROUND AND BASEMENT
- OFFERED WITH VACANT POSSESSION (SUITABLE FOR OWNER-OCCUPIERS, INVESTORS OR POSSIBLY THOSE SEEKING SIPP PURCHASES)
- PRIVATE REAR ACCESS VIA SECURE GATES
- GLAZED FRONTAGE WITH SHUTTERS (UNTESTED)

Location

The property occupies a highly prominent position on the north side of Hammersmith Road and the location benefits from excellent connectivity, being approximately 0.4 miles from Hammersmith Broadway, one of West London's transport interchanges. The area is served by an extensive bus network and London Underground services, including the District, Piccadilly, Central and Hammersmith & City lines, offering convenient access across Central London and beyond.

The surrounding area offers a vibrant and well established commercial environment, with a wide range of amenities including restaurants, cafés, public houses, gyms and convenience retail. The locality is home to a number of prominent occupiers, including The Walt Disney Company, Liberty Global and UKTV.

Description

The premises are arranged over ground and basement levels, situated beneath the iconic 1930s residential block, Latymer Court. The ground floor recently operated as a café, comprising a well configured sales area with customer seating, providing an inviting and functional trading environment. A rear access door offers convenient entry for customers and provides direct access to a private rear car park. The basement level is utilised for ancillary purposes, currently used as food preparation and storage, and also accommodates WC facilities. Overall, the property presents a practical and efficient layout suitable for a range of other occupiers.

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 £14,250; 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	40.87	440
Basement	26.29	283
Total	67.16	723

Tenure

Leasehold for a term of 999 years from 24th June 1976, with approximately 950 years remaining.

Terms

Offers are invited in the region of £280,000.

Service Charge

There is a service charge applicable which is currently £5,235.86 pa, charged in quarterly instalments.

EPC

The property has an Energy Performance Certificate rating of E (110). A copy of the EPC is available upon request.

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.

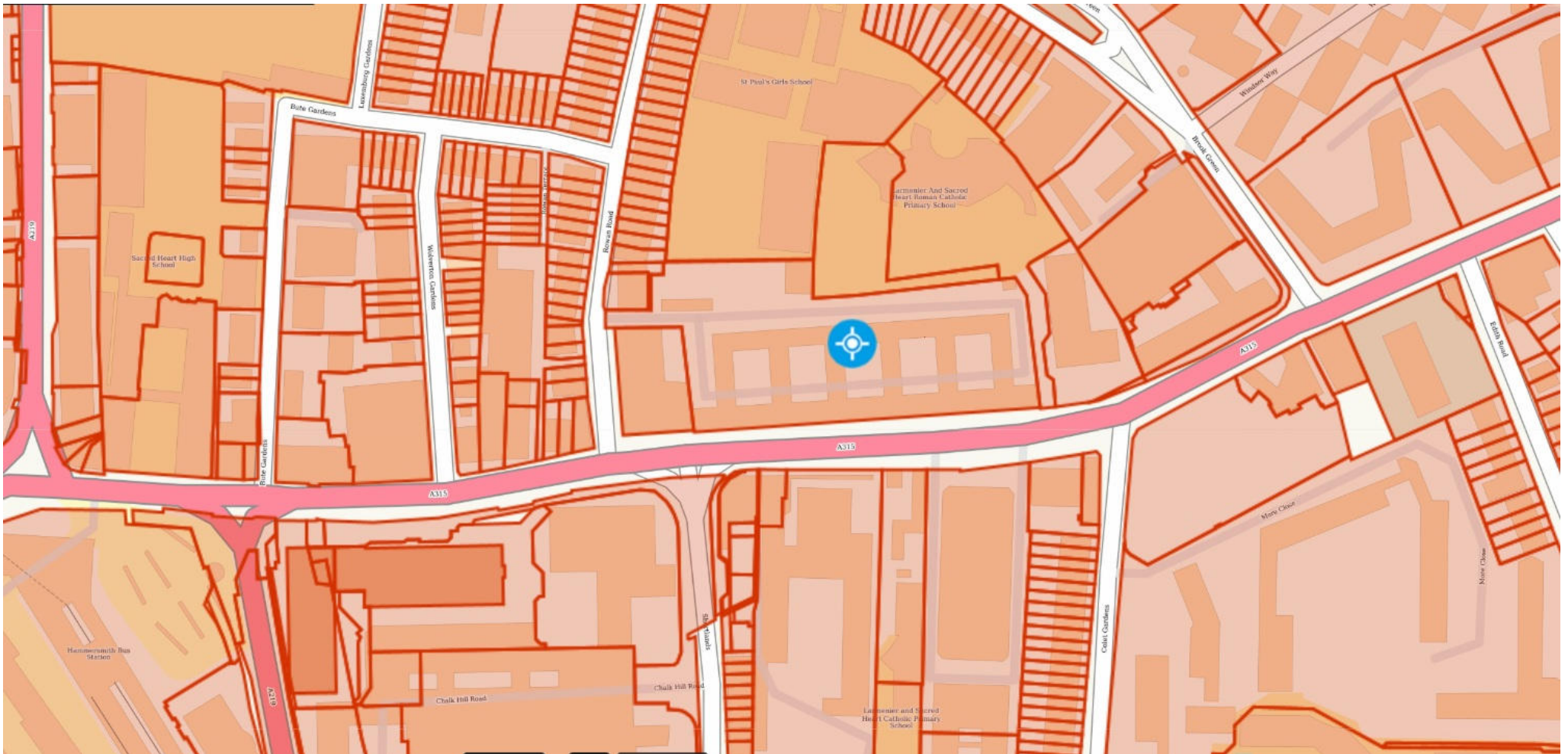
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Viewing

By appointment only via landlord's/sellers sole agent: Willmotts Chartered Surveyors – 020 8748 6644.

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