



CLASS E PREMISES IN AFFLUENT PARADE WITH FORECOURT
TO LET **£35,000 PER ANNUM**
111 HAMMERSMITH GROVE, LONDON, W6 0NQ





- APPROX. 932 SQ. FT. (86.58 SQ. M.) OVER GROUND AND BASEMENT
- NEW LEASE AVAILABLE, NO PREMIUM SOUGHT
- 0.5 MILES NORTH OF HAMMERSMITH BROADWAY
- CLASS E - VARIOUS USES CONSIDERED

Location

The property is in a mid-terrace position on the western side of the attractive and affluent Hammersmith Grove. It is situated within a retail parade which comprises a diverse mixture of local commercial businesses. Nearby national operators are located within Hammersmith Broadway including Bills Restaurant, JD Wetherspoons PublicHouse, Caffè Nero and NatWest.

The premises are well-served by public transport routes, being 0.5 miles from Hammersmith Broadway Underground Station (Piccadilly, District, Circle and Hammersmith & City Lines). The A4/M3 are a short drive from the property, providing direct access to Heathrow Airport.

Description

The subject property is a former coffee shop which benefits from a spacious trading space on the ground floor with staff room and customer WCs in the basement. The property has the benefit of a forecourt which provides space external customer seating if required.

User

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

EPC

A new Energy Performance Certificate has been commissioned and will be available shortly.

Rateable Value

The premises rateable value needs to be assessed and should be available soon. Interested parties should make their own enquiries of the VOA.

Local Authority

London Borough of Hammersmith & Fulham.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Floor	Sq. M.	Sq. Ft.
Ground	57.96	624
Basement	28.61	308
External forecourt	285	26.47
Total	86.58	932

Rent

£35,000 per annum, exclusive of VAT and other outgoings.

Terms

A new effectively full repairing and insuring lease, for a term to be agreed, subject to upward only rent reviews.

Service Charge

Service charge is applicable and details are available upon request.

Legal

Each party to bear its own legal costs.

VAT

The property has 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.

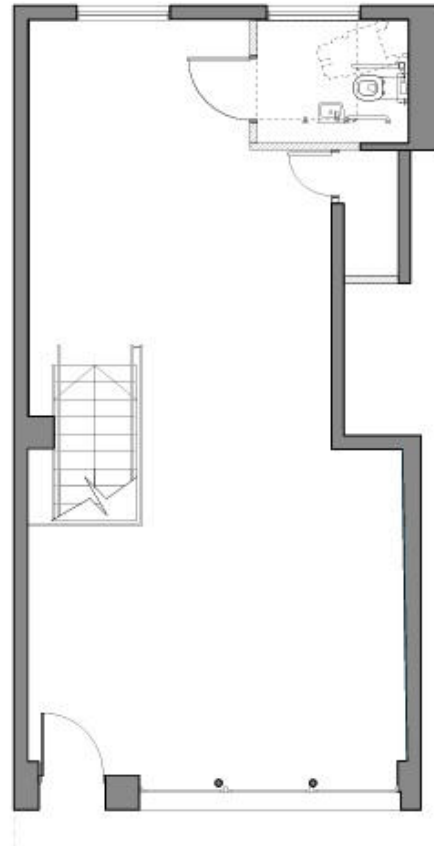
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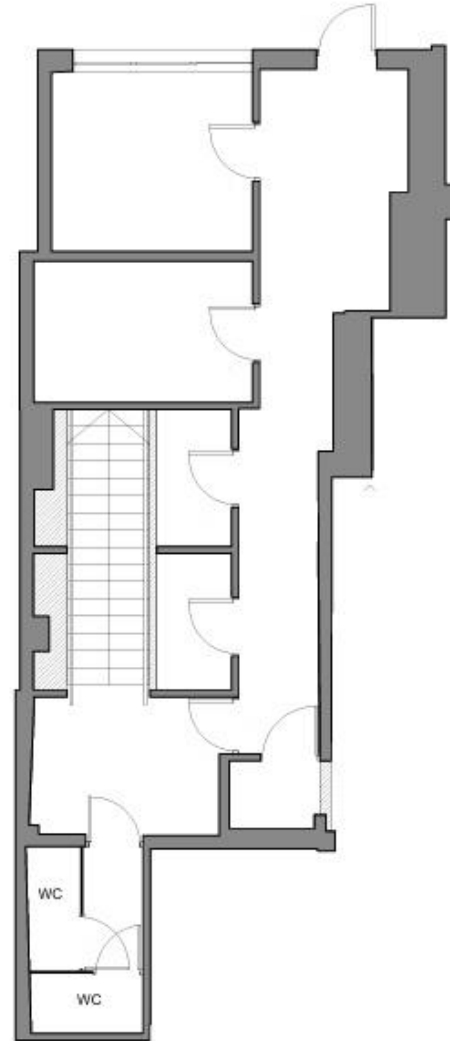


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1 Ground Floor Plan



2 Basement Floor Plan

Viewing

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

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