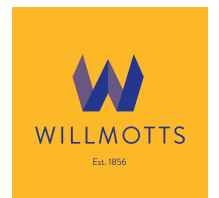




RETAIL UNIT IN AN AFFLUENT RESIDENTIAL STREET  
TO LET £26,000 PER ANNUM  
8 COMERAGH ROAD, LONDON, W14 9HP





- APPROX.1,167SQ.FT. (108.41 SQ.M)
- NEW LEASE AVAILABLE, NO PREMIUM SOUGHT
- 0.1 MILES FROM WEST KENSINGTON UNDERGROUND STATION (DISTRICT LINE)
- CLASS E - VARIOUS USES CONSIDERED

### Location

The property is situated on a local retail parade along an affluent residential street in the heart of West Kensington. It occupies a prominent position close to the junction with North End Road, a busy arterial route linking Hammersmith and Fulham Broadway.

The property benefits from excellent connectivity, with convenient access to major road networks including the A4. West Kensington Underground Station (District Line) is located approximately 0.1 miles away, providing direct links across London. The area benefits from strong local footfall, supported by nearby attractions such as The Queen's Club. A number of well established national and local operators are also in close proximity, including Dexters Estate Agents, Best Mangal, Tesco Express, Little Waitrose and William Hill.

### Description

The premises comprise an attractive lock-up retail unit arranged over ground and basement levels. The ground floor benefits from generous ceiling height, providing a bright and spacious trading area, while the basement level includes kitchen facilities and four WC's. The property also benefits from dual access, with entrances from both Comeragh Road and Barons Court Road, enhancing convenience and flexibility of use.

### User

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

### EPC

The property has the following EPC rating of D (84). A copy of the certificate is available upon request.

### Rateable Value

We are advised by the VOA website that the property has a Rateable Value of £25,250; however interested parties should make their own enquiries.

### Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Location	Sq M.	Sq Ft.
Ground Floor	40.96	441
Basement	67.44	726
<b>Total</b>	<b>108.4</b>	<b>1,167</b>

### Rent

£26,000 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

There is no service charge account for this unit, any expenditure are treated on ad-hoc basis.

### Legal

Each party to bear its own legal costs.

### Local Authority

London Borough of Hammersmith & Fulham.

### VAT

TBC.

### 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.

### 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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4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.



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### Viewing

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

Huseyin Zafer  
M: 07918482210  
E: h.zafer@willmotts.com

Emily Bradshaw  
M: 07920 769395  
E: e.bradshaw@willmotts.com

Varol Zafer  
M: 07900 224967  
E: v.zafer@willmotts.com

Shahid Sadiq  
M: 07961 410931  
E: s.sadiq@willmotts.com

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