CLASS E UNIT AVAILABLE IN WEST LONDON

TO LET £30,000 PER ANNUM

108 ASKEW ROAD, LONDON, W12 9BL

WILLMOTTS
Est. 1856

- APPROX. 1,627 SQ.FT (151,15 SQ.M) OVER GROUND AND BASEMENT
- NEW LEASE AVAILABLE, NO PREMIUM SOUGHT
- OCCUPATION EARLIEST BY 23RD NOVEMBER 2026
- RECENT PLANNING FOR CLASS E USE (CONDITIONS AVAILABLE ON REQUEST)

Location
The property occupies a prominent position within the established Askew Village neighbourhood of West London, benefiting from a strong local residential catchment and a well-established mix of independent retailers, cafés, restaurants and local amenities.

The property is approximately 0.7 miles from Stamford Brook Underground Station. Askew Road also benefits from regular local bus services and good road connections to Chiswick, Hammersmith and Shepherd's Bush.

Description
The premises is situated in a mid-terrace position with a fully glazed frontage onto Askew Road. The shop on the ground floor is open-plan and there is a WC to the rear. The basement is accessed via a small rear yard.

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

EPC
The property has an EPC rating of A (20) and a copy of of the certificate is available on request.

Rateable Value
We are advised by the VOA website that the property has a Rateable Value of £33,250; 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		85.84	924
Basement		65.31	703
Total		**151.15**	**1,627**

Rent
£30,000 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, and repairs are currently dealt with on an ad hoc basis. The landlord reserves the right to implement a service charge.

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.

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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3 Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee.
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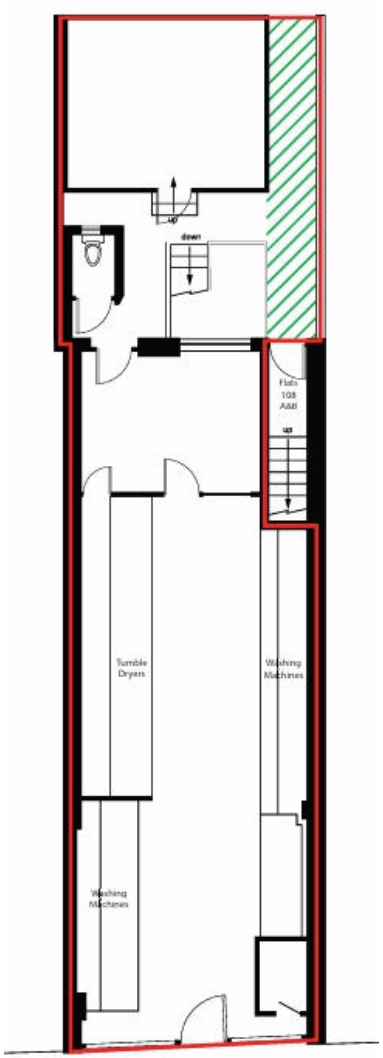
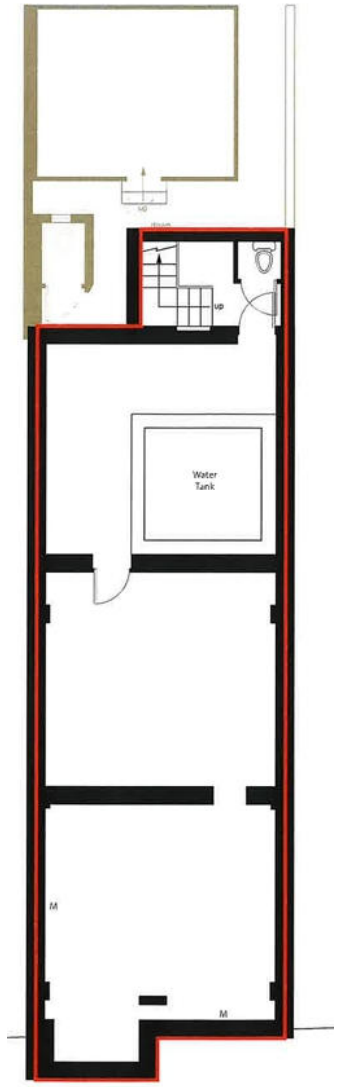


Ground floor plan (indicative and not to scale)



Basement plan (indicative and not to scale)

Viewing

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

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