



CLASS E UNIT BENEATH LATYMER COURT
TO LET £25,000 PER ANNUM
134 HAMMERSMITH ROAD, LONDON, W6 7JP





- APPROX. 723 SQ.FT (67.16 SQ.M)
- NEW LEASE AVAILABLE, NO PREMIUM SOUGHT
- FORMER CAFE WITH NO EXTRACTION
- CLASS E - VARIOUS USES CONSIDERED

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 currently operates 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.

EPC

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

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

Rent

£25,000 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.

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 to the London Borough of Hammersmith & Fulham's business rates department.

Local Authority

London Borough of Hammersmith & Fulham.

Service Charge

Service charge is applicable and details are available upon request.

Legal

Each party to bear its own legal costs.

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.

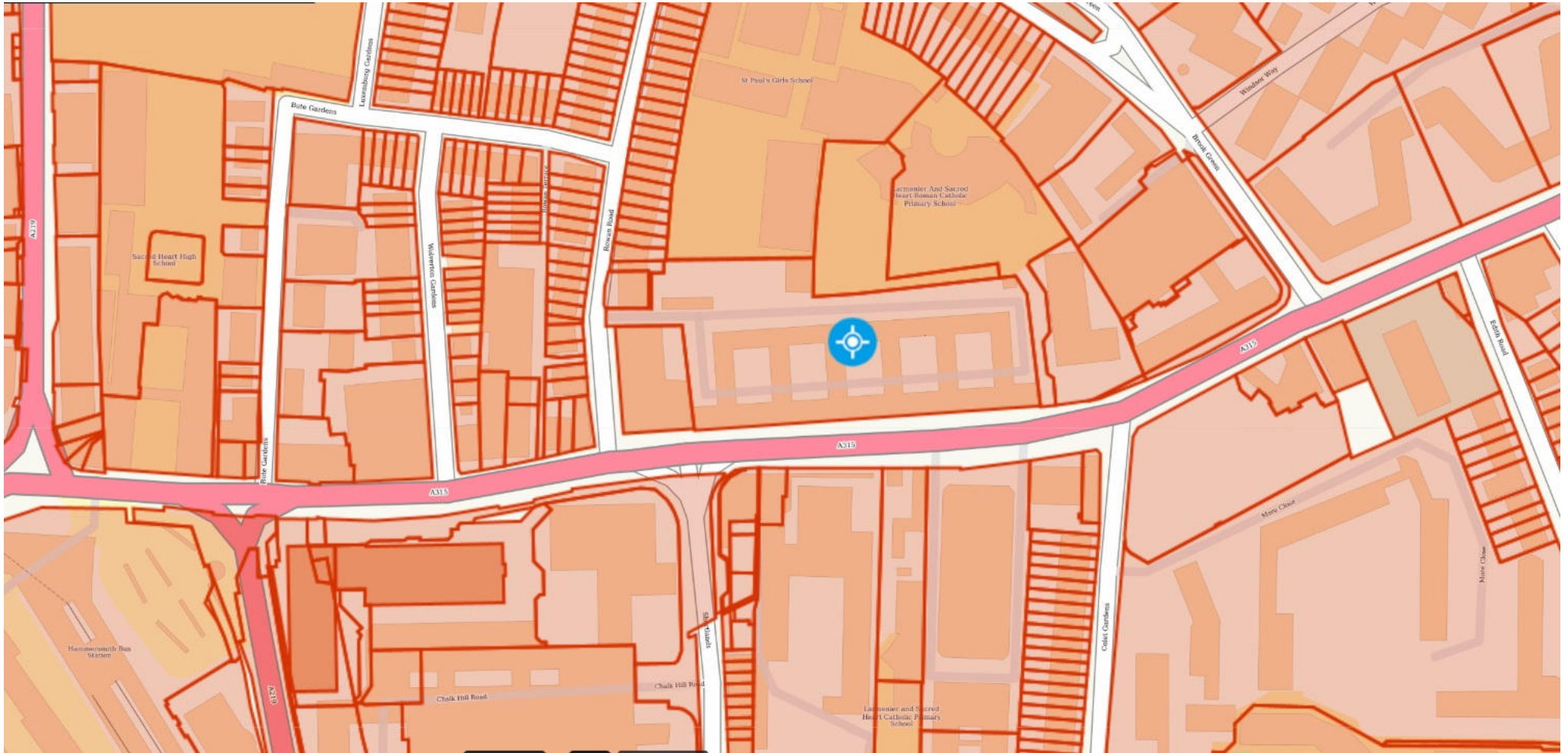
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Viewing

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

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