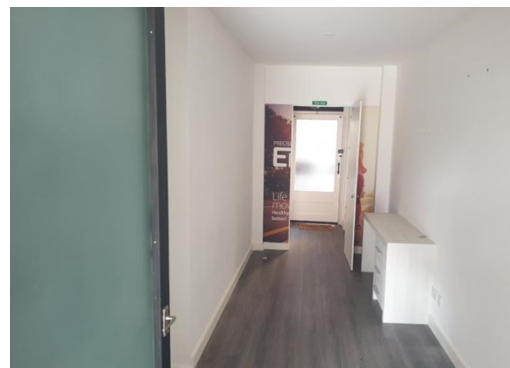


# TO LET

FAVOURABLE LEASE FOR SALE

**MJFINN**  
COMMERCIAL

020-8995 5678



## 164 HAMMERSMITH ROAD, HAMMERSMITH W6 7JP

420 sq.ft. (39 sq.m.)

**Description:** Class E(a - retail) Use Shop arranged as follows:

► Gross frontage: 12'9 ► Net frontage: 11'9 ► Shop depth: 34'0

PLUS: W.C./Washroom in basement & rear access

**Location:**

Prominently situated on the north side of the Hammersmith Road (A315), diagonally opposite the junction with Shortlands Road. Forming part of this parade of shops beneath the iconic residential development Latymer Court. Nearby traders include Virgin Active Health Club, Sixt Car Rental, Vision Opticians, Brewers and Care Dental. Within ¼ mile of Hammersmith Broadway and its junctions with King Street (A315), Great West Road/Talgarth Road (A4) and Fulham Palace Road (A219), and Hammersmith TfL (District, Piccadilly and Hammersmith & City lines) stations and bus station. Many bus routes serve the area. Convenient 'pay by phone' parking nearby.

### FLOOR

Ground Floor	310	29
Basement CH 7'6	110	10
<b>TOTAL</b>	<b>420 sq. ft.</b>	<b>39 sq. m.</b>

[www.mjfinncommercial.co.uk](http://www.mjfinncommercial.co.uk)

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The Agents for themselves and for the Vendors/Lessors give notice that these particulars do not constitute, nor constitute any part of an offer of contract. All statements contained in these particulars are made without responsibility on the part of the Agents or the Vendor/Lessor. None of the statements contained in these particulars is to be relied upon as statements or representation of facts. Any intending Purchaser/Lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Vendor/Lessor does not make or give and neither the Agents or any person in their employ has any authority to make or give any representation or warranty whatever in relation to this property. V.A.T. may be payable on the purchase price and/or rent, all figures quoted are exclusive of V.A.T.

# 164 HAMMERSMITH ROAD, HAMMERSMITH W6 7JP

## Features:

- Favourable lease for sale
- Refurbished to a high standard
- Ground floor + basement CH 7'6
- LED Lighting
- Rear pedestrian access
- Private parking may be available
- Close to Hammersmith TfL stations
- Competitive rent
- Low premium
- To Let - By Assignment

## Terms:

The residue of a full repairing and insuring lease (by service charge) for a term of 15 years from 24 July 2019 (exp. 2034), subject to upward only rent reviews every 5th year (next review 2024).

The Assignee may be required to replace the existing 6 months rental deposit.

## Premium:

Premium offers invited for the benefit of this favourable lease and the Assignor's substantial improvements.

## Area:

420 sq. ft. (39 sq. m.)

## Rent:

Passing rent: £19,500 p.a.x.

## Service Charge:

£523.93/quarter for the current year.

## Rates:

Please contact the London Borough of Hammersmith & Fulham on 020 8600 7777. Shop rateable value: £11,250 (2022/23) - full exemption may be available for small businesses, applicant to make their own enquiries

## EPC:

E (123)

## VAT:

VAT is not applicable.

## Legal Costs:

The Assignee to contribute £1,500 plus VAT towards the Assignor's legal costs.

## Possession:

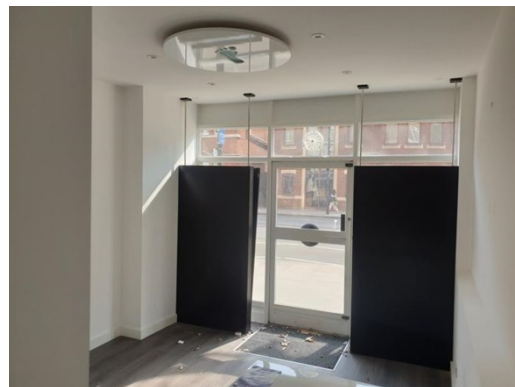
Immediately upon completion of legal formalities.

## Viewing:

Strictly by appointment only.

## Contact:

Jojo Finn  
020 8995 5678  
jojo@mjincommercial.co.uk



Subject to Contract: Jun-22