

REF: 1641



74A STERNDAL ROAD | BROOK GREEN | HAMMERSMITH | W14 0HX

COMMERCIAL USE CLASS E (D1) PROVIDING 120 SQM ON GROUND FLOOR WITH WIDE RANGE OF USES. AVAILABLE Q4 2021

TO BE LET



**Bernard
Gordon &
Company**

☎ 020 8099 3119

✉ sales@bernardgordon.co.uk

OVERVIEW

Located in prime West London, available Q4 2021.

Arranged on ground floor, comprising approx. 1,284 sq. ft. GIA plus, basement space of about 117 sq. ft. for storage purposes only.

Use class E. Ideal for continued use as medical, health, dental, etc. as well as other uses, including educational, fitness etc (STP if required).

Hammersmith, Kensington Olympia, Shepherd's Bush and Shepherd's Bush Market stations are all within a 10 minute walk of the property.

There are a number of restaurants, cafes and shops within a few minutes' walk. Hammersmith Broadway and King Street are within 10 minutes.

Available to rent on a new FR&I lease, offers are invited in the region of £35,000 pax, subject to contract.

Subject to contract.



LOCATION

The property is located at the junction of Sterndale Road and Dunsany Road, within the heart of Hammersmith, West London. Four stations are within a 10 minute walk (Hammersmith, Kensington Olympia, Shepherd's Bush Market and Shepherd's Bush) which include the Piccadilly, Hammersmith & City, District, Circle and Central lines. Kensington Olympia is a London Overground station with direct services to London Liverpool Street and Stratford.

There are many bus routes close by at Shepherd's Bush Green and Hammersmith Broadway, and along Shepherds' Bush Road, Hammersmith Road, King Street and Goldhawk Road.

The property is in a controlled parking zone (9am to 6pm Mon-Fri), with a large number of pay by phone parking bays in the immediate area, with a maximum stay of 8 hours.

The property also currently benefits from two dedicated doctor's parking spaces on Dunsany Road.

Brook Green is an affluent area and Hammersmith a popular residential and business location, with a wide range of commercial space and companies. These include the offices of international brands reflecting the midway location between Heathrow airport and the City of London. Major occupiers include L'Oreal, Walt Disney, Virgin Media and General Electric.

The London Olympia exhibition centre in West Kensington is 10 minutes' walk and currently undergoing redevelopment. When completed, Olympia will become a major arts, entertainment and event destination. The project includes two new hotels, performance venues, cafés, restaurants, public and retail spaces.

There is a retail parade within a short walk away along Shepherds Bush Road with a number of shops, pubs, cafés, restaurants and other amenities.

Shepherd's Bush Market, Hammersmith Broadway and King Street are each around 10 minutes' walk from the property. The Westfield shopping and leisure centre is 15 mins



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THE PROPERTY

The property provides approx. 1,284 sq feet (119.3 sqm) of commercial use class E (D1).

It is situated on the the ground floor of a former end of terrace house in an attractive residential area close to Shepherds' Bush Road and Brook Green.

The original ground floor has been doubled in size through the addition of: staff and patient facilities; reception and waiting areas; two consulting rooms/offices; and an internal lobby with a dedicated covered entrance on Dunsany Road.

The property is currently being used as an NHS clinic which is due to vacate in Q4 2021. The accommodation is currently principally organised as:

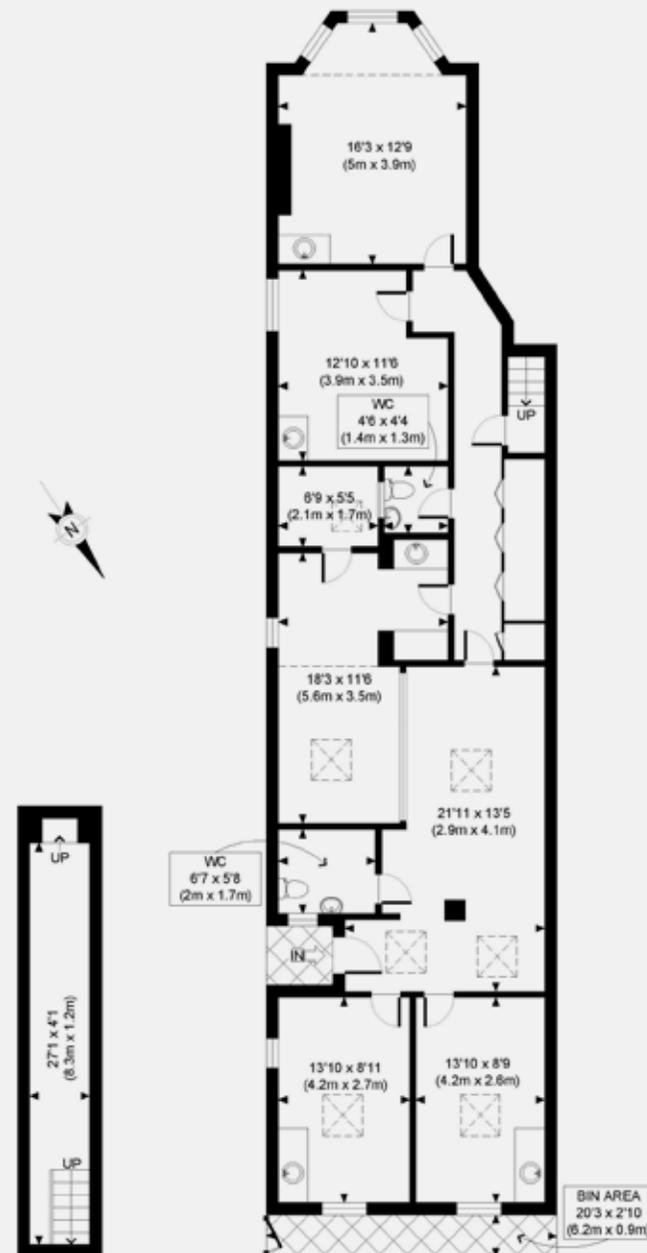
- Three consulting rooms of approx. 19.5 sqm, 11.3 sqm and 19.5sqm.
- A treatment (nurses') room of approx. 13.7sqm.
- A receptionists' office of 19.6 sqm which benefits from air conditioning, with a separate office of 3.6 sqm.
- Waiting room of 11.9 sqm.
- Separate staff and patient WCs.

There are large ground floor storage cupboards, and additional dry storage in the cellar of approx 10.0 sqm.

There is an external secure area for bins and bicycles of approx 5.6 sqm.

The clinic has been well maintained and we understand it will be left in a good condition.

The upper floors are residential with a separate entrance on Sterndale Road and are not included within the demised area.



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📍 PLANNING

The property has planning permission for use class E (formerly D1) NOTE: As from 1st September 2020 the use class order has been redefined and the commercial element of this property now falls into category E. The property is deemed to have planning for use class E and is therefore deemed ideal for a number of uses including medical, health care, dental, offices, tuition, education etc.

📍 EPC

Band E.

📍 VAT

We are advised the property is not elected for VAT purposes.

📍 RENT

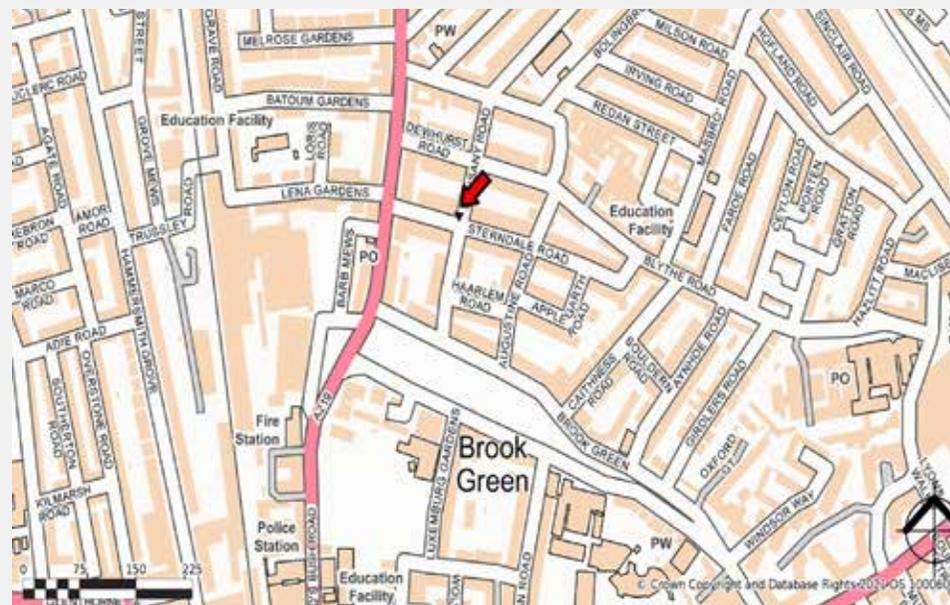
Offers invited for a new FR&I lease with terms to be agreed, in the region of £35,000 per annum exclusive, subject to contract.

📍 COSTS

Each party to be responsible for their own legal and professional costs.

📍 HOLDING DEPOSIT

Purchasers/tenants wishing to secure this property will be required to pay a holding deposit to Bernard Gordon & Co of £5,000. This deposit is not refundable except if the vendor/landlord withdraws, clear title cannot be proved or the tenant's references are not acceptable to the landlord. In addition the holding deposit is not refundable in the event that a prospective purchaser/tenant fails to exchange/complete after a reasonable period following the submission of the legal documentation or if the purchaser/tenant does not exchange/complete on or before set/agreed deadlines for exchange/ completion. This deposit is held in our clients account until completion.



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VIEWING STRICTLY BY APPOINTMENT ONLY

CONTACT:

Bernard Gordon / Ben Wallis

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🎯 IMPORTANT NOTICE

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Bernard Gordon & Company. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

FOR MORE INFORMATION CONTACT:



Ben Wallis / Ben Goldstone

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No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars. Bernard Gordon & Company reserves the right to make a reasonable charge for expenses and time incurred by reason of applicants failure to attend confirmed appointments to inspect.

Bernard Gordon & Company have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to measurements contract.

MEASUREMENTS:

The measurements as set out herein are provided for guidance purposes only and no reliance should be placed on these when making any offer to lease or purchase either expressly or impliedly and for the avoidance of doubt Bernard Gordon & Company will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Bernard Gordon & Company for themselves and for the vendors or lessors of this property for whom they act: give notice:(1) these particulars are a general outline only for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract:(2) the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other statements contained herein cannot be guaranteed and prospective purchasers or tenants must not rely on them as statements of fact or representations:(3) no representation or warranty is made whatever in relation to the property:(4) prospective purchasers or tenants are strongly advised to check these particulars including any fixtures and fittings expressed to be included in the sale or lease by making an inspection of them:(5) Bernard Gordon & Company will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Offers for the current Freehold investment available, tenants currently in occupation until August 2021, full details available upon request.

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