

Holland Park W11

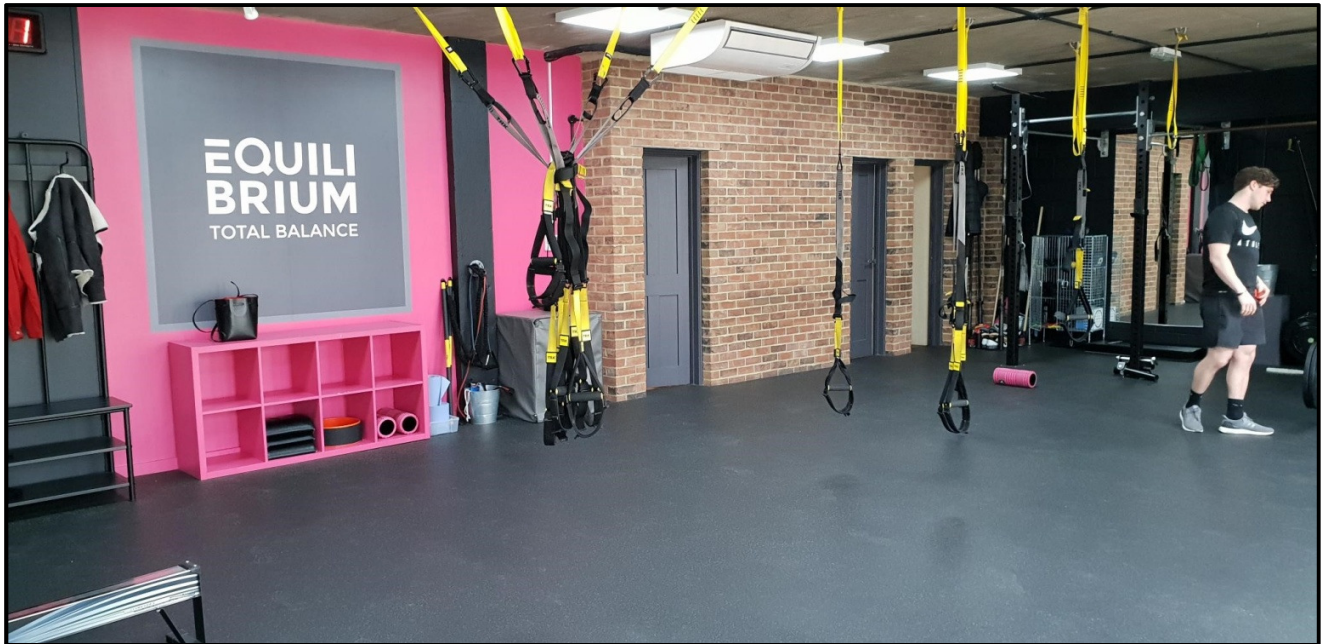
D2 Gym To Let 1,036 sq ft 96.3 sq m g.i.a



27a St Ann's Road, London W11 4ST

Situation & Location The property is prominently situated on the western side of **St Ann's Road**, just north to the junction with **Royal Crescent** (please see location plan below). St Ann's Road is a busy route running north from **Kensington** and **Holland Park** to **North Kensington** and beyond. The unit is thus well located to serve the highly affluent resident population of both Kensington, Holland Park W11 and North Kensington. Holland Park (Central Line) and Latimer Road (Circle, Hammersmith & City Lines) underground stations are nearby, as is Shepherds Bush overground. Please see location plan below.

Description & Accommodation The property comprises a self-contained ground floor purpose-built retail unit which has been converted for gym use and provides some 1,036 sq ft (96.3 sq m) of air conditioned space in open plan including two shower/WC cubicles and a kitchenette. Floor plan available on request



Rent £45,000 per annum exclusive, payable quarterly in advance, subject to five yearly upward only review.

Lease A new internal repairing and insuring lease is available for a term of up to 10 years , to be taken outside the security and tenure and compensation provisions of the Landlord & Tenant Act 1954.

Service Charge A service charge is levied to cover common expenses: currently £300 p.c.m

Legal Costs Each party to bear their own

Energy Performance Certificate Energy Performance Asset Rating 26 (Band B)
Copy certificate and recommendations on request

Business Rates The local authority has verbally informed us that the rateable value for the premises is £13,000 and the rates payable for the current year ending 31/03/19 are £5,682 after transitional relief of £557.81. For qualifying businesses Small Business Relief may apply. Interested parties should make their own enquiries and confirm: -Hammersmith & Fulham business rates department 0208-753-6681

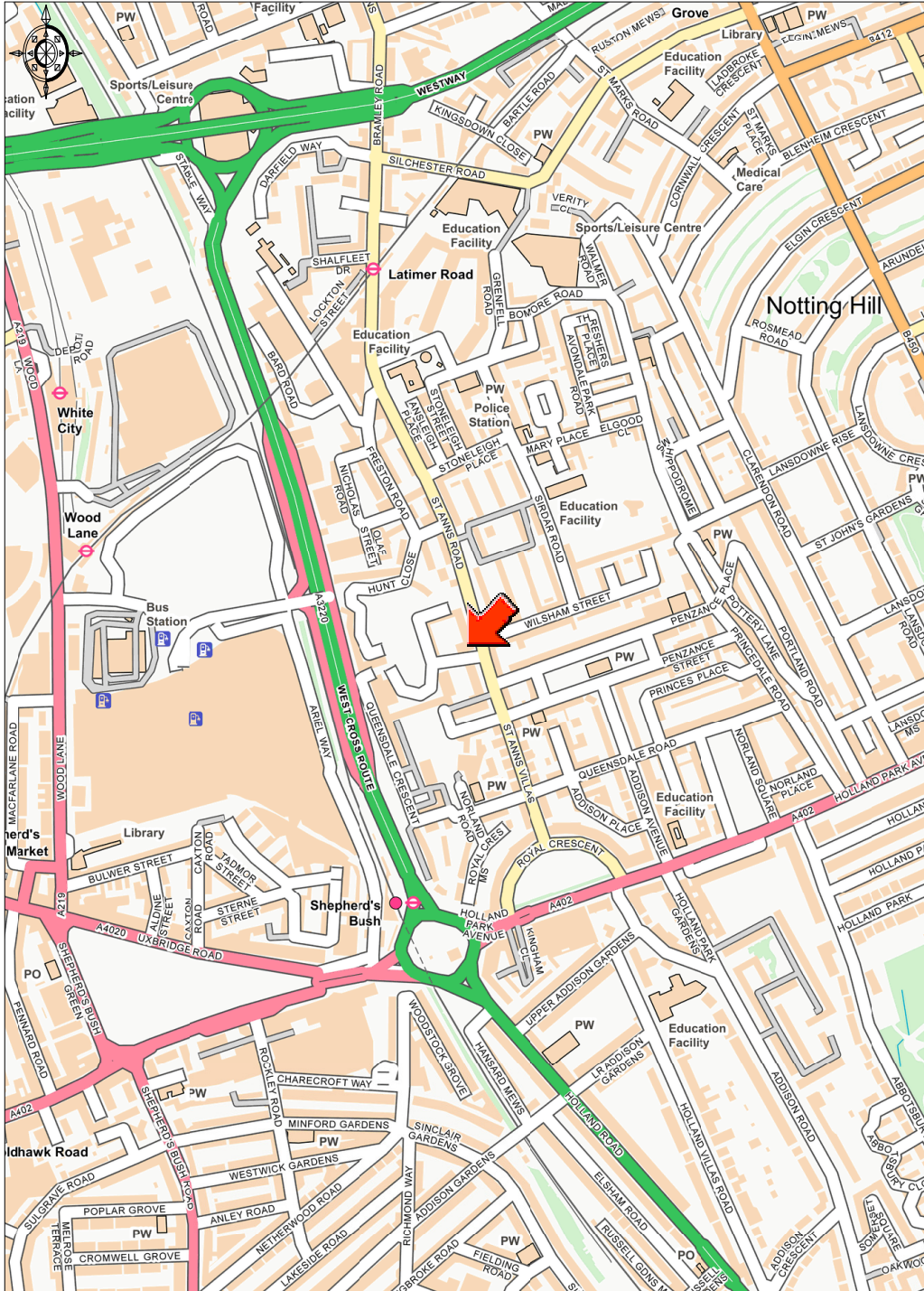
VAT Will not apply

Planning The property benefits from a flexible A1 retail/D2 gym use

Contact Sole agents: JMW Barnard LLP 181 Kensington High Street, London, W8 6SH.

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Important Notice: Measurements are approximate and no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is given either during negotiations, in particulars, or elsewhere. Interested parties should satisfy themselves as to condition of property; presence of dangerous or deleterious materials; or functioning of services, which have not been tested. Unless otherwise stated all rents and prices are exclusive of VAT, where applicable.



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