



THREE STOREY BUILDING CLOSE TO LATIMER UNDERGROUND
TO LET £142,000 PER ANNUM (FREEHOLD SALE CONSIDERED)
191 FRESTON ROAD, LONDON, W10 6TH





- APPROX. 4,736 SQ. FT. (440.01 SQ. M.) NIA
- THREE OFF-STREET PARKING BAYS INCLUDED
- 0.2 MILES FROM LATIMER ROAD UNDERGROUND STATION
- EDUCATIONAL BUILDING BUT OTHER USES CONSIDERED

Location

The property occupies a prominent end-of-terrace position on Freston Road within the Royal Borough of Kensington & Chelsea, a well-established and highly connected West London location. The surrounding area benefits from a strong mix of residential, commercial, educational, and leisure uses. The location is enhanced by its close proximity to Westfield London, one of Europe's premier retail and leisure centres.

Transport connectivity is excellent. Latimer Road Station is accessible via Bramley Road, providing access to the Circle and Hammersmith & City Underground lines and enabling direct connections to Paddington, Kings Cross, Liverpool Street, and other key Central London destinations. Numerous local bus services also operate nearby.

Description

The property comprises a combination of an original period building together with a more contemporary adjoining structure, interconnected via an enclosed central staircase.

The accommodation is currently occupied in its entirety by Catch22 and operates as an educational facility. The premises are arranged over ground, first and second floors and provide a variety of classroom, office and ancillary accommodation, together with WC and kitchen facilities throughout. Externally, the property benefits from 3 allocated car parking spaces.

User

We believe the premises currently falls within Class F1(a) of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, however this is being clarified and the landlord will consider other uses STPP if required.

EPC

The property has an Energy Performance Certificate rating of D(81). A copy of the EPC will be available upon request.

Rateable Value

We are advised by the VOA website that the property has a Rateable Value of £114,000; however interested parties should make their own enquiries.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Location	Sq M	Sq Ft.
Ground	162.03	1,744
First	140.54	1,513
Second	137.44	1,479
Total	440.01	4,736

Gross Internal Area: 5,558 sq. ft. (516.35 sq. m.)

Rent

£142,000 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. No premium is sought.

The landlord will consider a sale of the freehold subject to vacant possession. We invite interested parties to please enquire if interested.

Service Charge

There is no service charge for this building as it is offered as a whole on a full repairing and insuring basis.

Legal

Each party to bear its own legal costs.

Local Authority

Royal Borough of Kensington and Chelsea.

VAT

The property is not 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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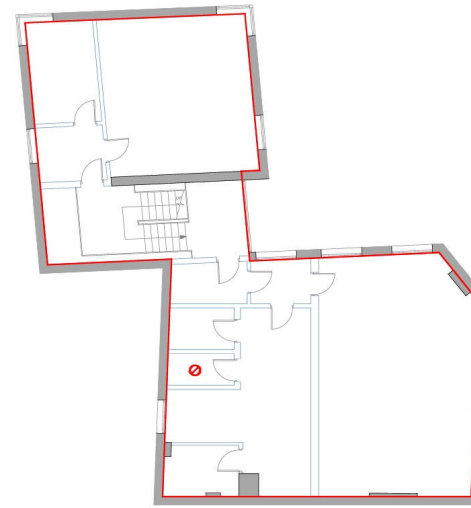


RICS

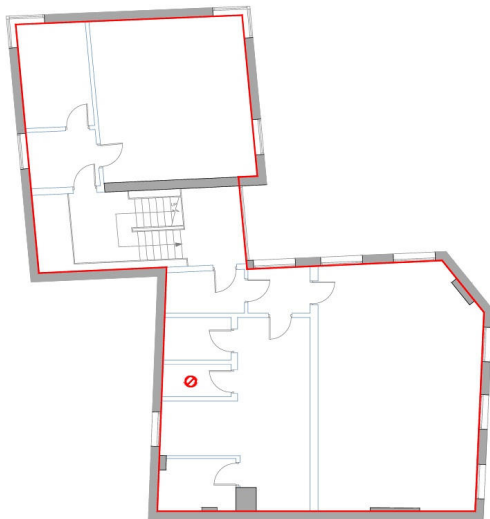
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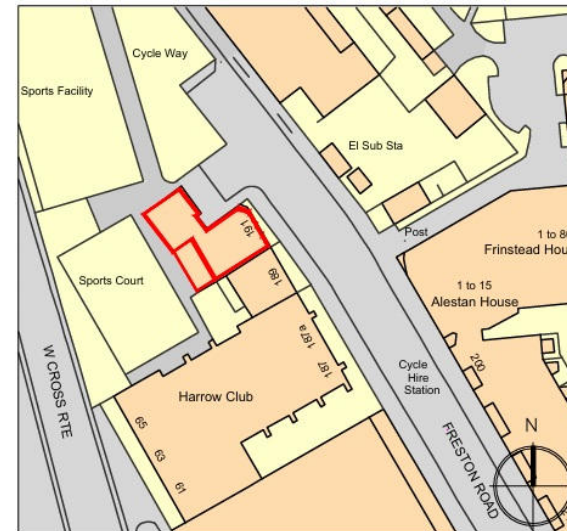
GROUND FLOOR



SECOND FLOOR



SECOND FLOOR



LOCATION PLAN

Indicative Plans (not to scale)

Viewing

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

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