

RAPLEYS

FOR SALE Office Premises

rapleys.com
0370 777 6292

The Tabernacle Memorial Hall, Millers Way,
Shepherd's Bush, London W6 7NH

CONTACT **Adam Harvey**
07780 670356 | adam.harvey@rapleys.com



Existing office building

Available with vacant
possession

Freehold available

Potential for change of use or
redevelopment subject to
obtaining consent

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Location

The property is located toward the east end of Millers Way, a short cul-de-sac off Shepherds Bush Road (A219) and just to the south of Shepherd's Bush Green. Shepherd's Bush Overground and Underground station (Central Line) and Shepherd's Bush Market and Goldhawk Road Underground stations (Hammersmith & City and Circle Lines) are all within approximately a five minute walk of the property. A good number of bus routes run along nearby roads. The property is located in a primarily commercial area with good access to local shopping and other amenities.

Description

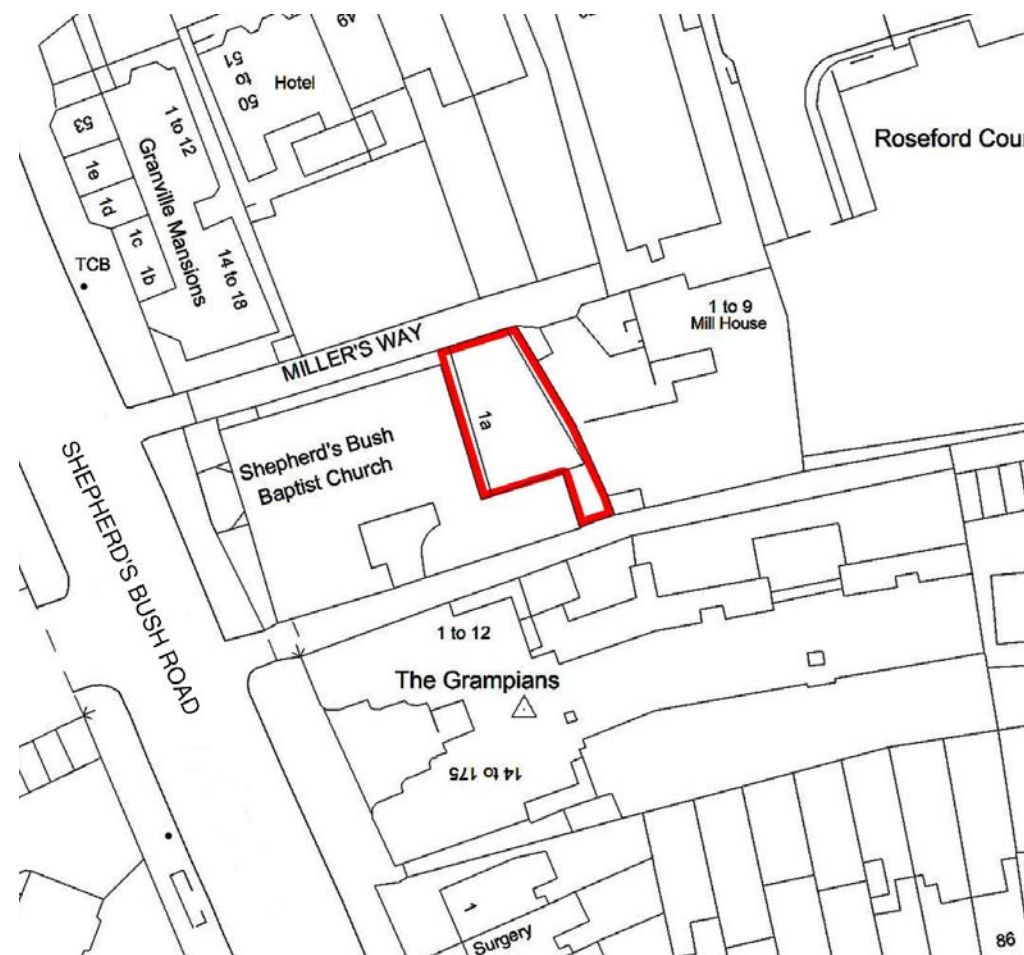
The property is a two storey traditional brick built building under a flat roof. The premises were initially built as a church hall but have been used as offices for many years. The property is primarily single glazed with central heating throughout. The ground floor accommodation provides a main office area, separate meeting room and staff rooms, storage, a single toilet and shower room. The first floor provides a largely open plan office space with one partitioned office, a kitchen area and two toilets.

Planning

The property was originally built as a hall with a D1 community use but has an existing and established B1 office use, which it has been used for over a period of many years.

There may be potential to seek a change of use or redevelopment subject to obtaining planning consent. Interested parties are encouraged to make their own enquiries or the local authority, the London Borough of Hammersmith & Fulham.

The property is not Listed but is located within the Shepherds Bush Conservation Area.



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Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor		
Main office	70.69	761
Meeting room	18.62	200
Staff room	12.08	130
Storage	9.96	107
Total ground floor	111.35	1,198
First floor		
Main office	107.15	1,153
Kitchen area	10.22	110
Partitioned office	25.81	278
Total first floor	143.18	1,541
Total	254.53	2,739

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

Freehold.

Terms

We are seeking offers in excess of £1,250,000 for the freehold interest in the property.

Rating

We are advised that the Rateable Value for the property is £47,500 and the UBR for 2019/20 is 49.1p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on www.gov.uk/calculate-your-business-rates.

Energy Performance

Energy Performance Asset Rating: D.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

All viewings can be arranged through sole agents Rapleys.

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingsbrooke Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

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