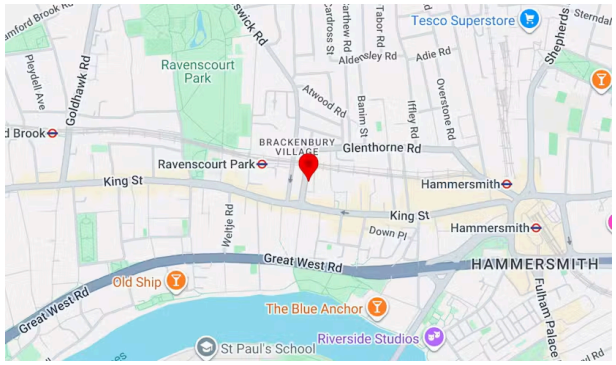



# 2 Studland Street, London, W6 0JS

Class E Retail / Leisure For Sale | £450,000 | 25.90 to 52.10 sq m

COMMERCIAL INVESTMENT OPPORTUNITY – STUDLAND STREET, HAMMERSMITH, W6

www.rolfe-east.com




# 2 Studland Street, London, W6 0JS

## Summary

- Price: £450,000
- EPC: D (78)

## Contact & Viewings

Max Rolfe
020 8566 0288
max.rolfe@rolfe-east.com

## Description

A well-positioned commercial investment comprising approximately 560 sq. ft. of accommodation arranged over ground and basement levels, situated just off King Street in the heart of Hammersmith.

Formerly occupied as a tattoo parlour, the commercial premises offer an estimated rental value of £32,000–£36,000 per annum. The flat above has been sold on a long lease, with a nominal ground rent of £50 per annum.

## Location

Situated in an affluent West London postcode, moments from the busy King Street thoroughfare, the property presents an attractive opportunity for investors seeking commercial income in an established location.

## Accommodation

| Name | Floor/Unit | Description | Building Type | Size | sq ft | sq m | Tenure | Rent | Rent (sq ft) | Price | Rates Payable | Service charge | EPC | Monthly Rent | Monthly Service Charge |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Ground - Ground Floor | Ground | Ground Floor | Class E Retail / Leisure | 25.90 sq m | 278.79 | 25.90 | To Let | - | - | - | On Application | On Application | - | - | - |
| Lower Ground - Lower Ground | Lower Ground | Lower Ground | Class E Retail / Leisure | 26.20 sq m | 282.01 | 26.20 | To Let | - | - | - | On Application | On Application | - | - | - |
| **Total** | | | | | **560.80** | **52.10** | | | | | | | | | |


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