

DEVELOPED BY:



Berkeley
Group



St George
Designed for life

UNIT 2
LANCASTER HOUSE
SOVEREIGN
COURT

BEADON ROAD W6 0BT

HAMMERSMITH

Zone 2 Class E Unit **For Sale**
with Vacant Possession



Clifton

INVESTMENT SUMMARY

- Densely populated Zone 2 location, very close to Hammersmith Station;
- Part of a new-build, mixed-use development with over 400 new homes;
- 2,751 sq ft high spec fitted unit with vacant possession;
- Ideal for owner occupation or investment purposes;
- Flexible & broad use class;
- Ability to sub-divide into 2 smaller units;
- High 3.6m ceiling heights with 33m of glazed frontage onto Beadon Road;
- Remainder of a virtual freehold interest at a peppercorn rent.

**SEEKING OFFERS IN EXCESS OF
£995,000**

(Nine Hundred and Ninety-Five Thousand Pounds), exclusive of VAT and subject to contract.

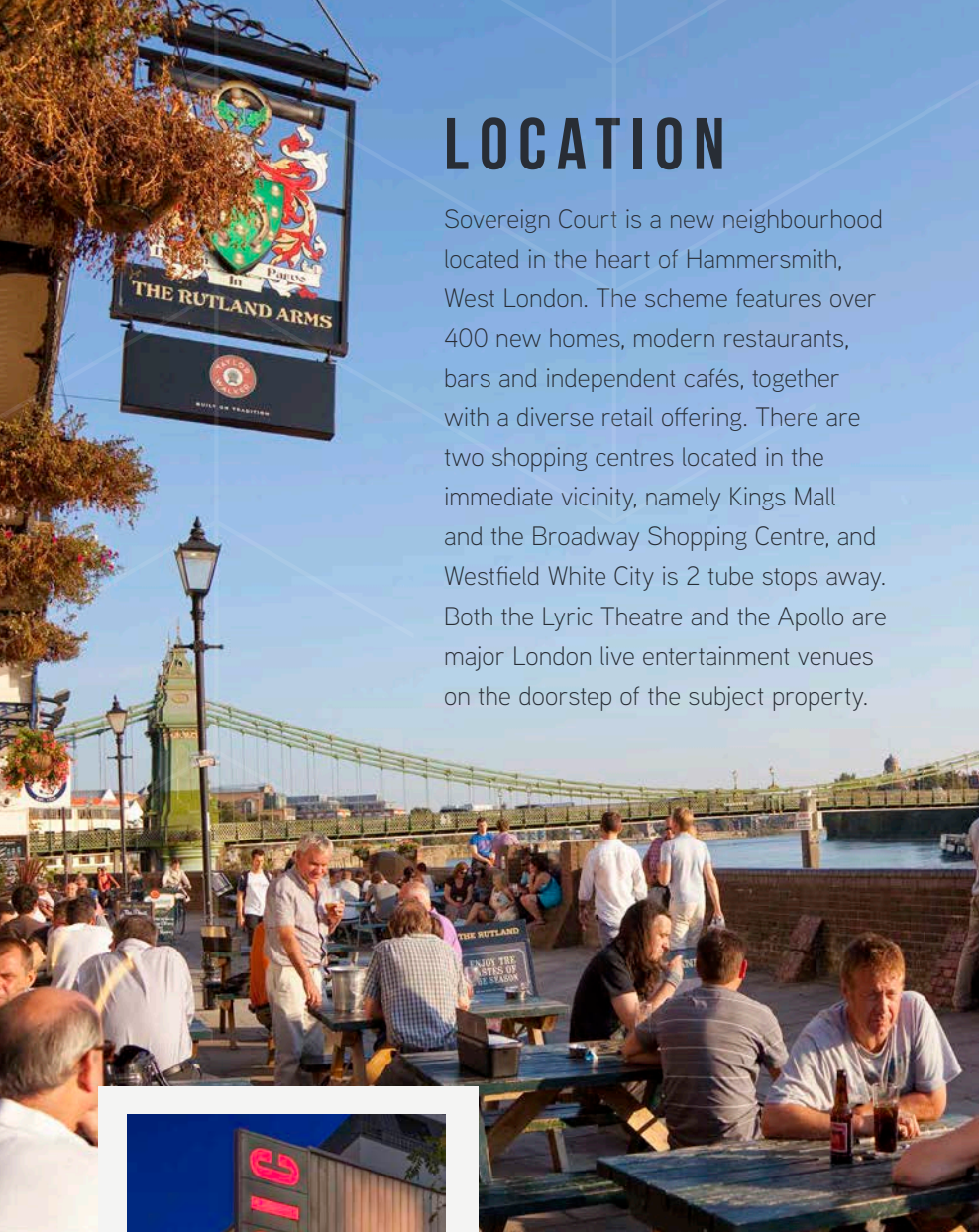
A purchase at this level would reflect an **extremely low capital value of £362 per sq ft.**

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SOVER
COURT
LONDON W6



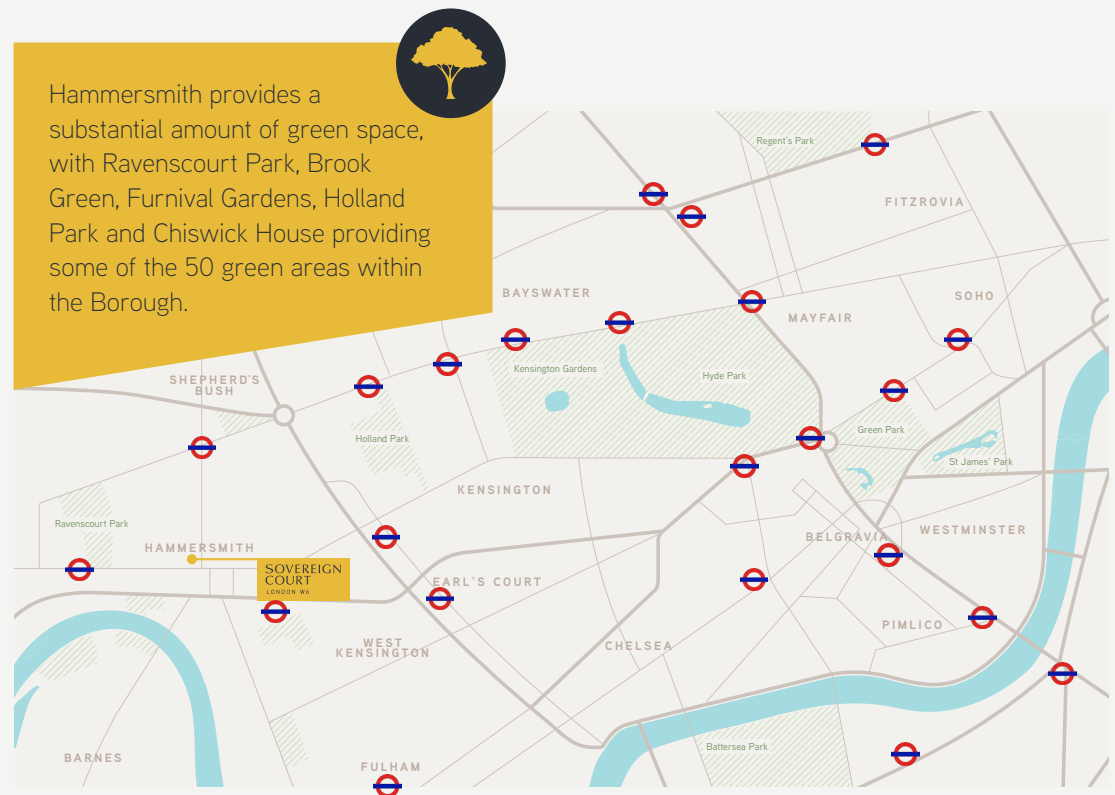
**PLAY
VIDEO**



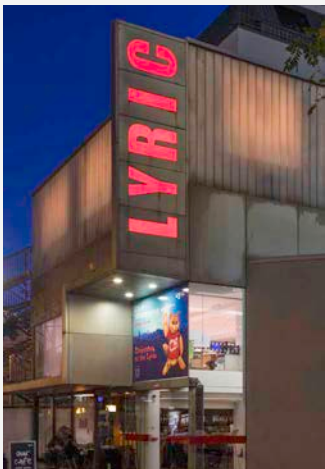
LOCATION

Sovereign Court is a new neighbourhood located in the heart of Hammersmith, West London. The scheme features over 400 new homes, modern restaurants, bars and independent cafés, together with a diverse retail offering. There are two shopping centres located in the immediate vicinity, namely Kings Mall and the Broadway Shopping Centre, and Westfield White City is 2 tube stops away. Both the Lyric Theatre and the Apollo are major London live entertainment venues on the doorstep of the subject property.

Hammersmith provides a substantial amount of green space, with Ravenscourt Park, Brook Green, Furnival Gardens, Holland Park and Chiswick House providing some of the 50 green areas within the Borough.



The property is a very short, 200-metre walk away from Hammersmith Underground station, providing access to the **Piccadilly**, **District**, **Circle** and **Hammersmith & City** lines. The area is served by numerous bus routes with Hammersmith Bus Station, located 350 metres away from the subject property.



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2,751 SQ FT
UNIT SIZE

33 METRES
GLAZED FRONTAGE

3.6 METRES
CEILING HEIGHT

ACCOMMODATION

The property is prominently positioned on Beadon Road and comprises a new build commercial unit over ground floor. The accommodation has an open plan layout and is currently fitted out as a showroom. The upper floors do not form part of the sale but contain contemporary apartments sold separately via private treaty.

TENANCY

To be sold with full vacant possession.

TENURE

Virtual Freehold interest for the remainder of a 999 year term.





St George is a subsidiary of Berkeley Group, a FTSE 100 company and leading residential and mixed-use developer. The Group has been responsible for shaping various developments along central London's riverside, replacing former industrial areas with vibrant places to live, work and play.

St George is committed to delivering high quality new places where people aspire

to live and are passionate about making a difference and delivering sustainable development.

Placemaking is at the heart of their approach. They create attractive new destinations where people enjoy a great quality of life with on-site facilities such as fitness suites, landscaped grounds, concierge service, shops, cafés and restaurants.

PLANNING

The property is not listed and does not sit within a conservation area. The current planning use for the property is Class E.

The permitted user clause allows for a range of alternative uses (subject to planning) which offers a purchaser flexibility.

EPC

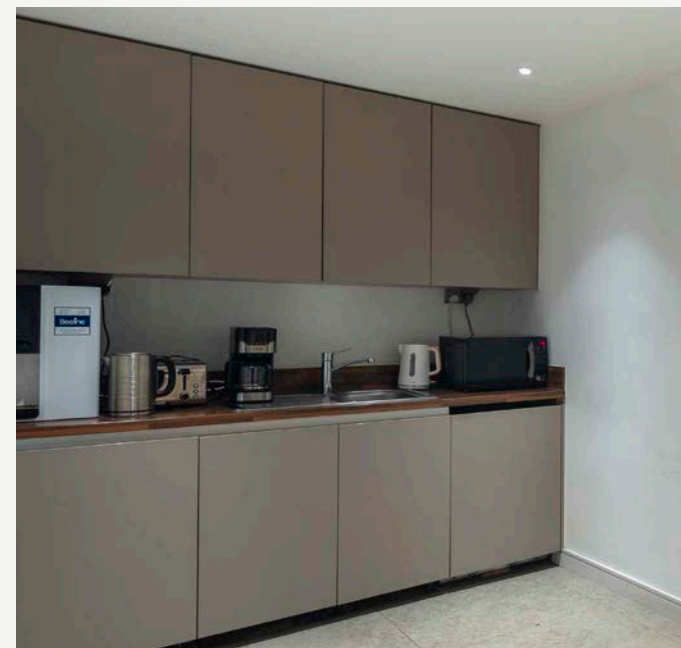
The property has an EPC rating of B 31. The certificate can be provided upon request.

VAT

We understand the property is not elected for VAT.

AML

Prospective purchasers will be required to fulfil the vendors' anti-money laundering requirements.



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PROPOSAL

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CONTACT

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Misrepresentations Act:

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