

King Street, Hammersmith

Retail/Office Unit To Let

612 sq ft 57 sq m



Ground floor, 377 King Street, Hammersmith W6 9NJ

Situation & Location

The property is situated on the southern side of **King St**, close to the junction with **Goldhawk Road** . It thus enjoys close proximity to the amenities of both King Street and Chiswick High Road . **Stamford Brook Underground (District Line)** is close by. Please see attached location plan.

Description & Accommodation

The property comprises a self contained ground floor retail/office unit providing an sales area of **577 sq ft 54 sq m** and kitchen of **35 sq ft 3.25 sq m**

Amenities WC, Kitchen, Wooden Floors, Cellar Storage

Rent £22,500 per annum exclusive

Lease Either: a flexible, short term internal repairing and insuring lease of up to 5 years, outside the Landlord & Tenant Act 1954; or a 10 year full repairing lease with upward only rent review at fifth year, inside the Act

Planning A1 retail use; or B1 office under 2 year permitted development right

Legal Costs Each party to bear their own legal costs in connection with the grant of the lease;

Energy Performance Certificate An EPC has been prepared and is available on request with recommendations: Energy Performance Asset Rating 91 Band D

Business Rates The local authority has verbally informed us that the rateable value for the premises is £13,250 and the rates payable for the current year ending 31/03/18 are £3,723.20. Interested parties should make their own enquiries and confirm: -Hammersmith & Fulham business rates department 0208-753-6681

VAT The property is VAT opted, and VAT will be payable in addition

Possession Immediate upon completion of legal formalities

Contact Sole agents: JMW Barnard LLP Tel: 0207 938 3990

Jeremy Barnard jb@jmwbarnd.com Roger Painter rp@jmwbarnd.com

JMW Barnard LLP, 181 Kensington High Street, London, W8 6SH.

SUBJECT TO CONTRACT & STATUS

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.

