

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. The property lies in a busy parade of mainly independent businesses serving the wealthy resident population. **Sainsburys Local** is one door away. 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)** including a partitioned storage area; and a kitchen of **35 sq ft 3.25 sq m**

Amenities WC, Kitchen, Wooden Floors, Cellar Storage

Rent £24,500 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 longer, full repairing, term by agreement.

Planning All non-hot food Class E uses considered

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 £16,000 and the rates payable for the current year ending 31/03/24 are £7,984 before retail relief for qualifying businesses: currently 75% until April 25. Interested parties should make their own enquiries and confirm: -Hammersmith & Fulham business rates department 0208-753-6681

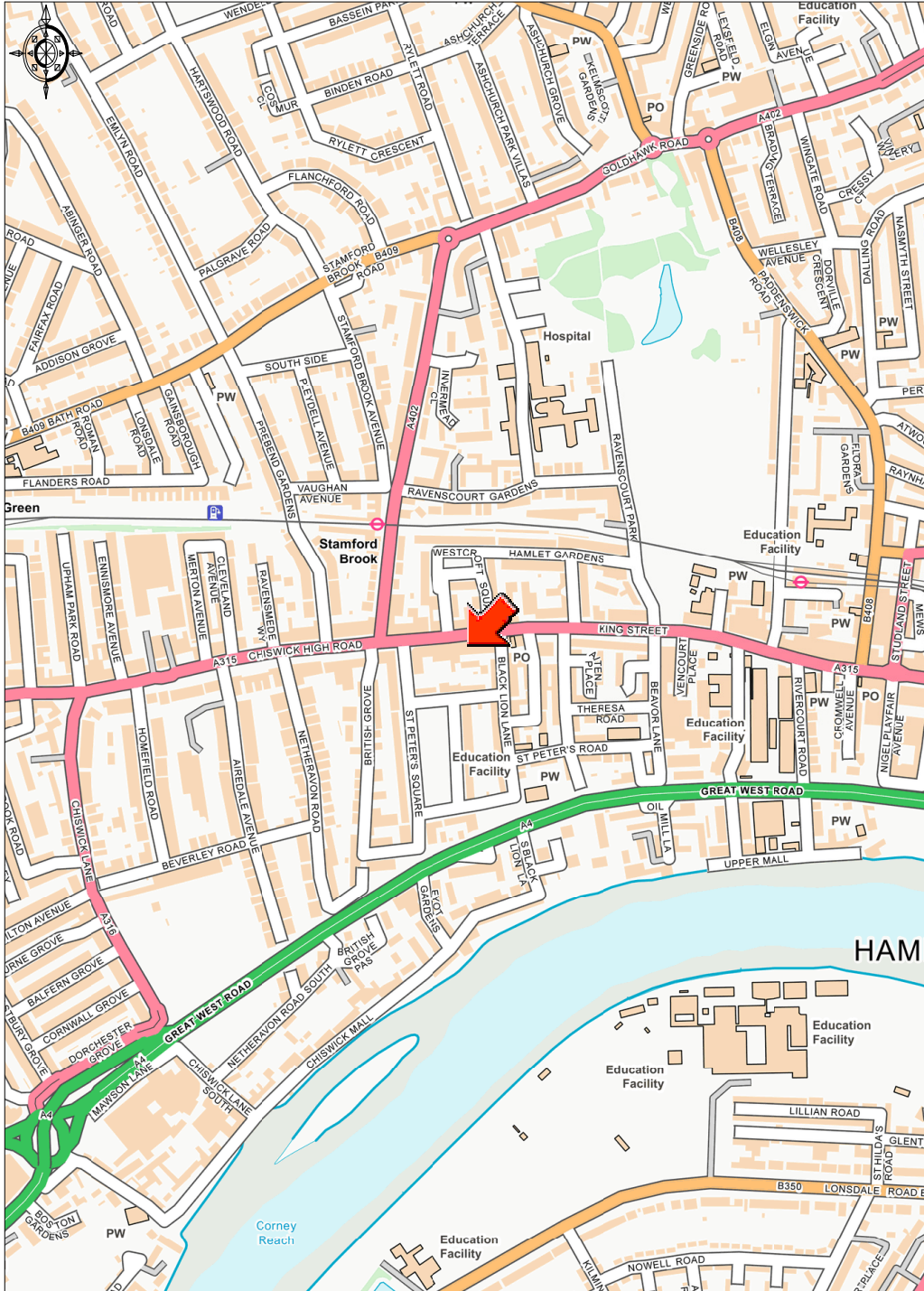
VAT The property is VAT opted, and VAT will be payable in addition to rent and other charges

Possession Immediate upon completion of legal formalities

Contact Sole agents: JMW Barnard LLP T0207 938 3990 Jeremy Barnard jb@jmwbarnd.com

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

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.



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