

**123C KINGS STREET
HAMMERSMITH
LONDON
W6 9JG**



**SPACIOUS COMMERCIAL UNIT (CLASSE) HAMMERSMITH
708 SQ.FT. OVER GROUND FLOOR
VARIOUS USES CONSIDERED**

TO LET

Willmotts (Ealing) Ltd. Registered Office, 12 Blacks Road, London, W6 9EU. Registered in England No. 3345586
Willmotts Bristol, 13 Orchard Street, Bristol, BS1 5EH & Willmotts Mayfair, 121 Park Lane, London, W1K 7AG

Building Consultancy & Surveying, Commercial Agency, Commercial Management,
Commercial Investment, Professional Valuations, Residential Lettings, Residential
Sales, Residential Management, Service Charge & Estate Management

Location:

The property is located on the east side of Kings Street, Hammersmith. King Street is a vibrant through road and is home to a diverse array of national traders including Lloyds Bank, Marks & Spencer, JD Wetherspoons, Sainsburys and Boots. It is well-served by transport routes, including the A4/M3, and is a 6-minute walk (0.3 miles) from Hammersmith Broadway and a 6-minute walk (0.3 miles) Ravenscourt Park Underground (District Lines).

[Location Map \(Please Click\)](#)

[Street View \(Please Click\)](#)

Description:

The property is arranged over ground floor only and benefits from substantial natural light due to the sizeable, glazed frontage and has WCs and a kitchenette at the rear. It is open plan and rectangular in shape, allowing for efficient space usage with also a rear loading area.

Accommodation Schedule:

Floor	Net Internal Floor Area
Ground	708 sq. ft. / 65.77 sq. m.
Total	708 sq. ft. / 65.77 sq. m.

User:

We believe the premises fall under Class E and C3 Residential Dwellings of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Car Parking Spaces:

Car parking spaces may be available on a separate lease.

Rent:

£47,500 per annum exclusive of other outgoings.

EPC:

The property has an EPC rating of C (56). A copy of the EPC is available upon request.

Legal Fees:

Each party to bear its own legal costs.

VAT:

Applicable will not be applicable.

Rateable Value:

We are advised by the VOA website that the property has a Rateable Value of, £29,750; however, interested parties should make their own enquiries of the rates payable.

Terms:

A new effective full repairing and insuring lease, for a term to be agreed (flexible), subject to upward-only rent reviews. The lease is to be contracted outside the Landlord & Tenant Act 1954.

Viewings:

Strictly by landlord's joint agents **Willmotts** and **Aston Rose**.

Contacts:**Willmotts**

Huseyin Zafer - D: 020 8222 9901
M: 07918 482210
E: h.zafer@willmotts.com

Varol Zafer - D: 020 8222 9946
M: 07900 224967
E: v.zafer@willmotts.com

Aston Rose

Tim Richards - D: 020 7409 9447
E: timrichards@astonrose.co.uk

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