

324 KING STREET LONDON W6 0RR



COMMERCIAL PROPERTY FOR SALE (NEW 250 YEAR LEASE)
VACANT CLASS E PREMISES WITH FULL PLANNING PERMISSION FOR A X2 BED
RESIDENTIAL MAISONETTE CONVERSION – APPROX. 1,475 SQ. FT. (137 SQ. M.)
0.2 MILES FROM STAMFORD BROOK UNDERGROUND STATION

OFFERS IN EXCESS OF £585,000

Willmotts (Ealing) Ltd. Registered Office, 12 Blacks Road, London, W6 9EU. Registered in England No. 3345586
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Building Consultancy & Surveying, Commercial Agency, Commercial Management,
Commercial Investment, Professional Valuations, Residential Lettings, Residential
Sales, Residential Management, Service Charge & Estate Management

Location:

The property occupies a mid-terrace position on the western end of King Street (A315), close to its junction with Black Lion Lane which leads to the River Thames. King Street is a busy through route, stretching outwards from the Broadway Centre towards Chiswick, and is home to a diverse range of national and local shops, restaurants and the new Livat shopping centre. The premises is also a short walk from the Hammersmith Town Hall redevelopment scheme, known as the Civic Campus, which will boost growth in the locality and provide new homes, office, leisure, and retail space. The premises is well-served by public transport links and is 0.2 miles from **Stamford Brook Underground (District Lines)**, and 0.3 miles from **Ravenscourt Park Underground (District Lines)**. There are a wealth of notable brands nearby including Tesco Express, Sainsburys, Premier Inn and Artisan Coffee.

Hammersmith is a vibrant and major commercial hub and district in West London and is the administrative centre of the London Borough of Hammersmith & Fulham. It is identified as one of the 35 major centres in Greater London within the London Plan. Hammersmith is nationally recognised for its entertainment scene and is home to both the Lyric Theatre and the Hammersmith Apollo concert hall which are a short walk from the premises.

Description:

The premises comprise the ground and basement floors for a four-storey, mixed-use building. It benefits from a net frontage of 16 ft., a front reception area, existing WCs, a rear kitchenette, and a large amount of space in the basement including for ancillary storage.

Accommodation Schedule:

| Floor | Gross Internal Floor Area (approx.) |
|--------------|--------------------------------------|
| Ground | 620 sq. ft. (57.60 sq. m.) |
| Basement | 855 sq. ft. (79.43 sq. m.) |
| Total | 1,475 sq. ft. (137.03 sq. m.) |

Proposed Residential Scheme:

Planning permission was granted by Hammersmith & Fulham Council ref: **2022/00809/FUL** on 31st March 2022 for the change of use of the ground and basement level from retail (Class E) into a two-bedroom self-contained maisonette (Class C3). The scheme includes the installation of new window glazing and entrance door. Proposed and existing plans, elevations and the decision notice can be provided upon request.

User:

We believe the premises fall under Class E of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020, with an option to convert to C3 Residential Dwellings subject to the above planning permission.

Rateable Value:

We are advised by the VOA website that the building has a Rateable Value of £19,750; however, interested parties should make their own enquiries of the rates payable.

Local Council:

London Borough of Hammersmith & Fulham.

EPC:

The premises currently has an EPC rating of D (77). A copy of the EPC is available upon request.

Legal Fees:

Each party to bear its own legal costs.

Tenure:

A new 250-year long lease will be created, sold with full vacant possession.

Price:

Offers invited in excess of **£585,000** (five hundred and eighty-five thousand pounds).

VAT:

To be confirmed.

AML:

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from any successful Purchaser.

Viewings:

By appointment only via landlord's sole agent: Willmotts Chartered Surveyors.

Contacts:

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