

## 324 KING STREET LONDON W6 0RR



**CLASS E UNIT AVAILABLE ON A NEW LEASE  
WALKING DISTANCE TO STAMFORD BROOK STATION  
APPROX. 1,475 SQ. FT. (137 SQ M)**

**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 occupies a mid-terrace position on the northern side of King Street (A315), close to its junction with Black Lion Lane which leads to the River Thames. King Street is a busy through road providing quick access to Hogarth Roundabout and the A4. The premises is well-served by public transport links and is a 4-minute walk (0.2 miles) from Stamford Brook Underground (District Lines), and a 7-minute walk (0.3 miles) from Ravenscourt Park Underground (District Lines). There are a wealth of national brands nearby including Tesco Express, Sainsburys, Premier Inn and Artisan Coffee.

**Description:**

The premises has a net frontage of 16ft and is arranged over ground and basement levels. It benefits from a reception area, existing WCs, a kitchenette and ancillary storage.

**Accommodation Schedule:**

Floor	Net Internal Floor Area
Ground	620 sq. ft. (57.60 sq. m.)
Basement	855 sq. ft. (79.43 sq. m.)
<b>Total</b>	<b>1,475 sq. ft. (137.03 sq. m.)</b>

**User:**

We believe the premises fall Class E use of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

**Rateable Value:**

We are advised by the VOA website that the property has a Rateable Value of £19,750;

however, interested parties should make their own enquiries of the rates payable.

**EPC:**

The property 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.

**VAT:**

To be confirmed.

**Terms:**

A new effective full repairing and insuring lease, for a term to be agreed, subject to upward-only rent reviews every 5<sup>th</sup> year.

**Rent:**

**£30,000** per annum, exclusive of other outgoings.

**Anti-Money Laundering:**

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

**Contacts:**

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