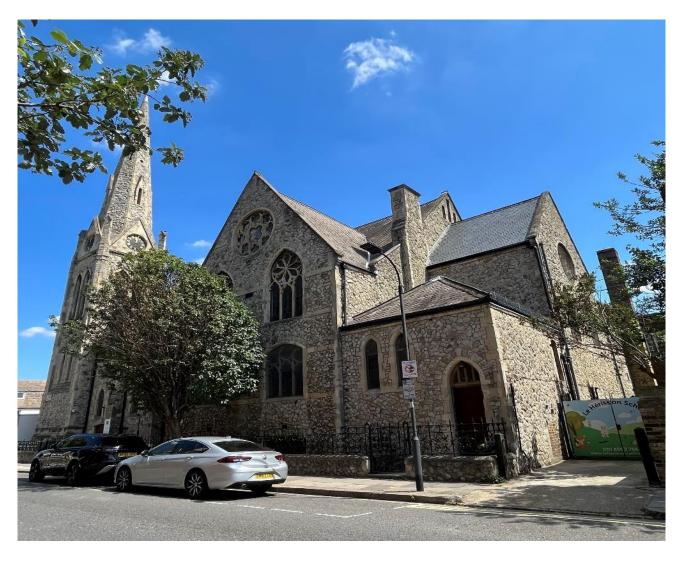


The Complete Property Service Willmott House, 12 Blacks Road, London W6 9EU T: 020 8748 6644 E: info@willmotts.com W: www.willmotts.com

RIVERCOURT METHODIST CHURCH KING STREET LONDON W6 9JT



CLASS E BASEMENT PREMISES AVAILABLE ON A NEW LEASE SUITABLE FOR A NURSERY – 2,388 SQ. FT. (222 SQ. M.) – INCLUDES A YARD APPROX. 200 METRES FROM RAVENSCOURT PARK

TO LET

Willmotts (Ealing) Ltd. Registered Office, 12 Blacks Road, London, W6 9EU. Registered in England No. 3345586 | Associate Office: Willmotts Mayfair, 121 Park Lane, London, W1K 7AG | VAT No. 270 9381 88

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Location:

The subject property is situated at basement level beneath the Rivercourt Methodist Church on King Street (A315), approximately half a mile to the west of Hammersmith Broadway. The premises is a short walk from the Hammersmith Town Hall refurbishment site which will provide a civic campus comprising new homes, office, leisure, and retail space. King Street is a vibrant high street and affluent residential location, and is home to national providers including Lloyds Bank, Marks & Spencer, JD Wetherspoons, and Boots. It is well-served by transport routes, including the A4/M3, and is a 2-minute walk (0.1 miles) from Ravenscourt Park Underground (District Lines).

Description:

The subject unit is arranged over basement level and is accessed via a steel open tread staircase from the side gate in the western elevation fronting Rivercourt Road. The unit benefits from numerous existing rooms, a kitchenette, infant and adult WCs and two emergency escape routes. A small yard is included which is accessed from the ground floor at street level.

Accommodation Schedule:

Floor	Net Internal Floor Area
Basement	2,388 sq. ft. / 222 sq. m.
Total	
TOLAI	2,388 sq. ft. / 222 sq. m.

User:

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

Important Notice

Rateable Value:

We are advised by the VOA website that the property has a Rateable Value of, £34,000; however, interested parties should make their own enquiries of the rates payable.

EPC:

EPC is being commissioned and a copy will become available on request.

Legal Fees:

Each party to bear its own legal costs.

VAT:

Not applicable.

Terms:

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

Rent:

£39,400 per annum, exclusive of other outgoings.

Contacts:

Emily Bradshaw- D: 020 8222 9947 M: 07920 769395 E: <u>e.bradshaw@willmotts.com</u>

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

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

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