



CLASS E UNIT IN POPULAR NEIGHBOURHOOD PARADE
TO LET £22,500 PER ANNUM
377 KING STREET, HAMMERSMITH, W6 9NJ

 **Willmotts**

The Complete Property Service

020 8748 6644

- Class E use, various uses considered (Extraction will not be permitted)
- Excellent sought after location
- Approx. 0.3 miles from Stamford Brook & Ravenscourt Park Underground
- New lease available
- No premium

Location

The property is situated on the southern side of King Street, 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 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.

User

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

Description

The subject property comprises a self-contained single unit within a mid-terrace position, arranged over ground floor. Amenities include a WC, kitchenette, wooden flooring, cellar and a fire escape at the rear.

EPC

Energy performance certificate has a rating of D(91). A copy of the EPC will be available upon request.

Rateable Value

We are advised by the VOA website that the property has a Rateable Value of £14,250 ,however interested parties should make their own enquiries.

Local Authority

London Borough of Hammersmith & Fulham.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Location	Sq M	Sq Ft.
Ground Floor	58.34	628
Total	58.34	628

Terms

£22,500 per annum, exclusive of VAT and other outgoings. A new effectively full repairing and insuring lease, for a term to be agreed, subject to upward only rent reviews.

Service Charge

TBC.

The landlord reserves the right to implement a service charge.

Legal

Each party to bear its own legal costs.

VAT

The property is elected for VAT, therefore VAT will be applicable to the rent.

AML

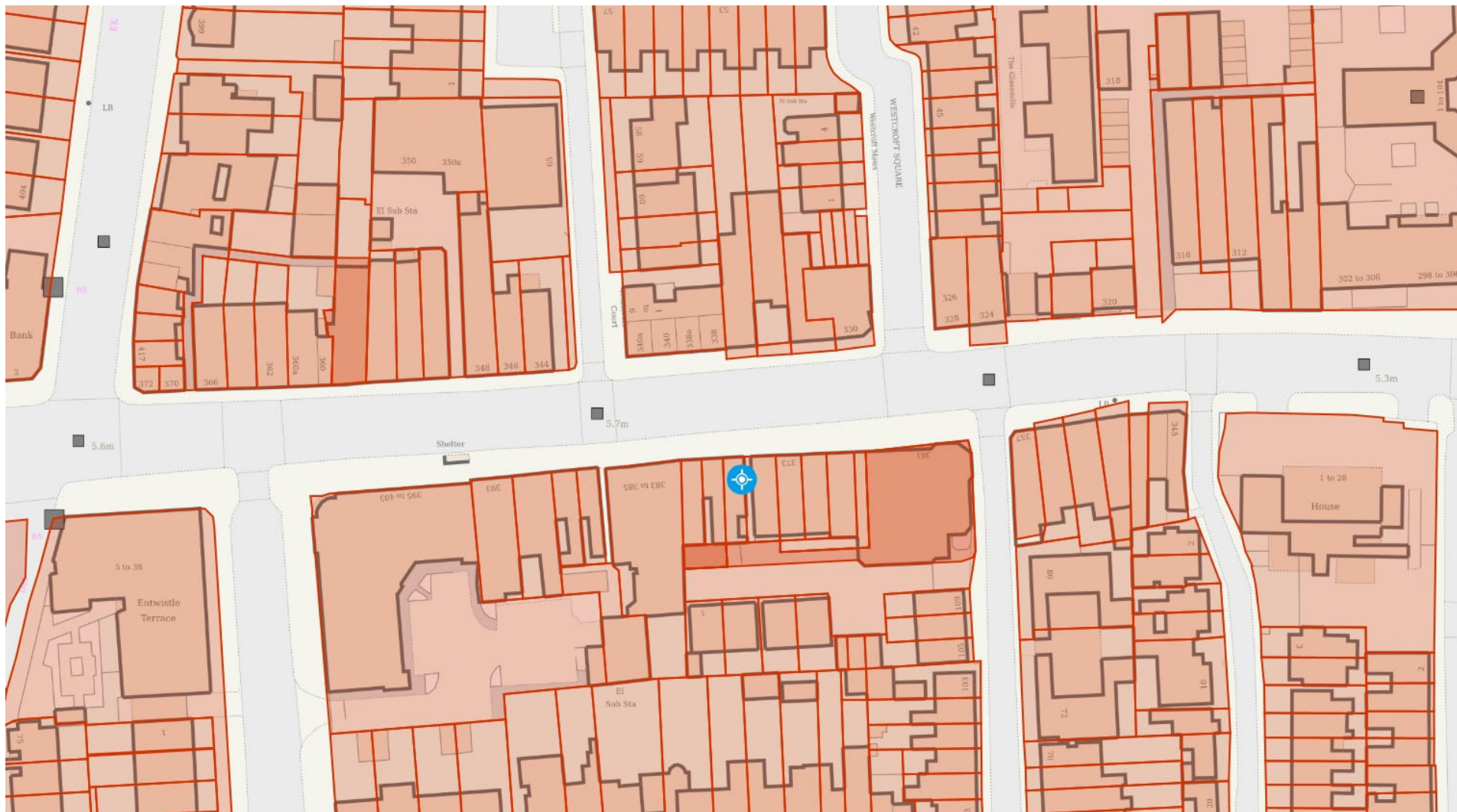
In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor.
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3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee.
4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.

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Viewing

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

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