



CLASS E UNIT TO LET IN SOUGHT AFTER LOCATION  
TO LET £30,000 PER ANNUM  
173 KING STREET, LONDON, W6 9JT

- CLASS E UNIT TO LET IN A POPULAR SHOPPING STREET
- ADJACENT TO THE TOWN HALL REDEVELOPMENT SCHEME
- NEW LEASE WITH NO PREMIUM
- EXCELLENT FOOTFALL

### Location

The property is located on the southern side of King Street (A315), one of Hammersmith's popular and diverse shopping streets. It is situated within yards of the new Civic Campus development site which is anticipated to become a new vibrant 'go to' destination providing a new public square, restaurants, entertainment and new homes. Nearby national brands include Subway, Dominos Pizza and Dexters.

Public transport is excellent with bus connections located within 50 yards of the premises. It is 0.2 miles from Ravenscourt Park Underground (District and Piccadilly Lines) and 0.6 miles from Hammersmith Underground (Circle and Hammersmith & City Lines). Hammersmith Broadway is also within close proximity which provides regular bus and underground services throughout London and further afield.

### Description

The property comprises a self-contained ground floor shop situated within a mid-terrace position. It has a fully glazed frontage and benefits from a sales area and an ancillary storage space to the rear.

### User

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

### EPC

The property has an Energy Performance Certificate rating of D(94). A copy of the EPC is available upon request.

### Rateable Value

We are advised by the VOA website that the property has a Rateable Value of £14,750.00; however interested parties should make their own enquiries.

### Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Floor	Sq Ft	Sq M
Ground retail	333	30.94
Ground ancillary	297	27.59
<b>Total</b>	<b>630</b>	<b>58.53</b>

### Terms

Rent of £30,000 per annum, exclusive of other outgoings. A new effective full repairing lease for a term to be agreed, subject to 5th yearly upward-only rent reviews..

### Service Charge

TBA

### Legal

Each party to bear its own legal costs.

### VAT

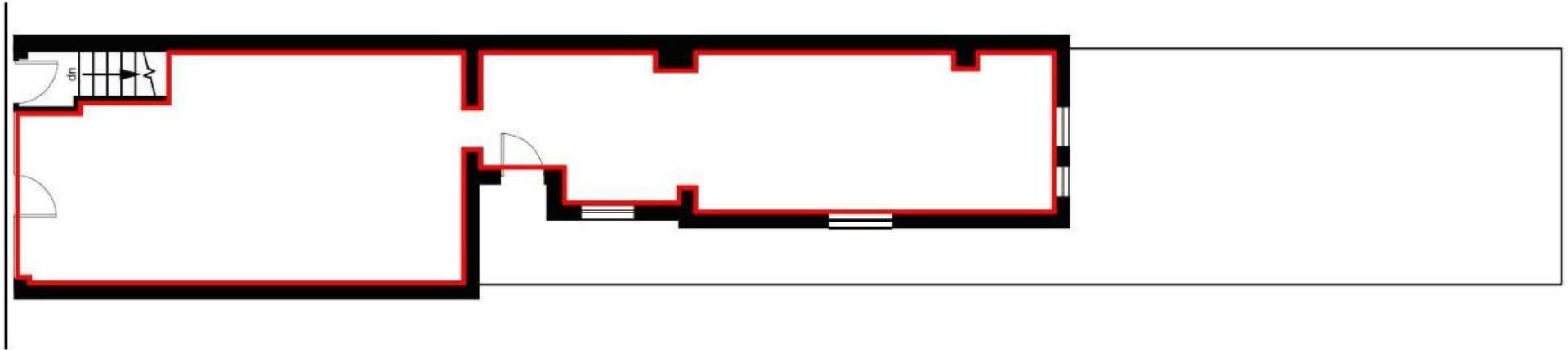
The property has not been elected for VAT.

### 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.

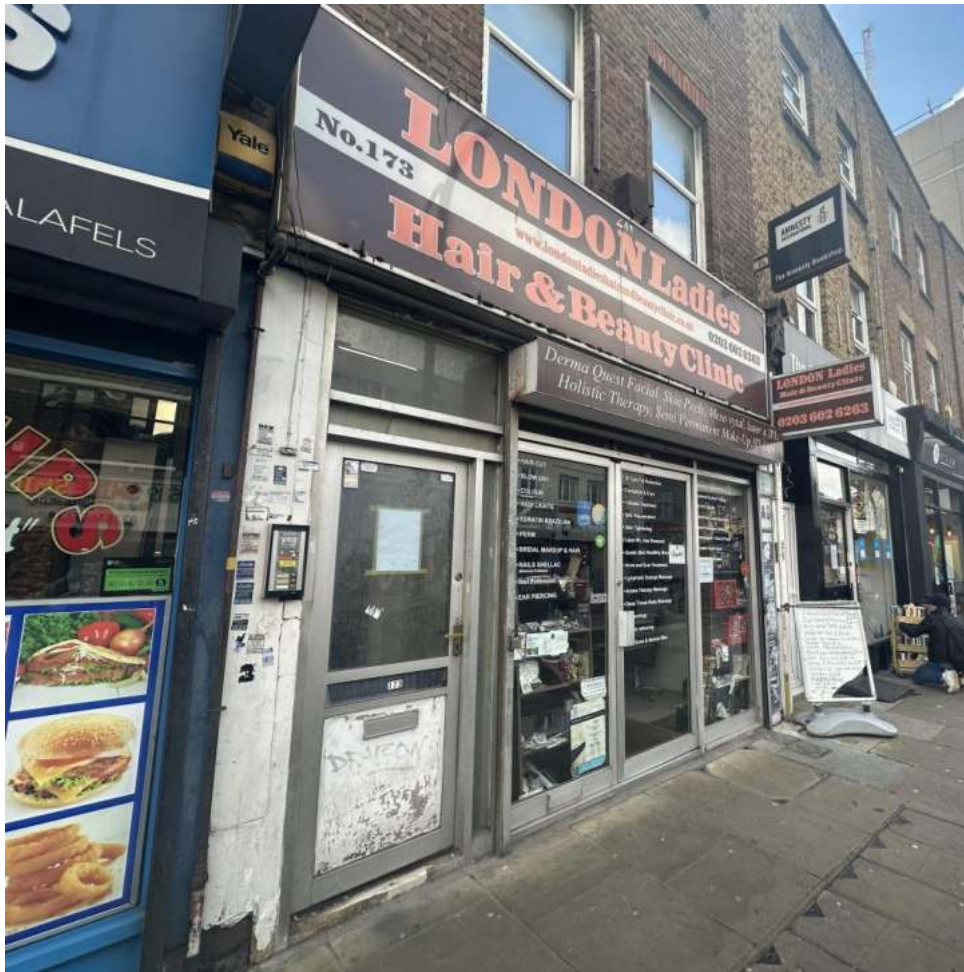


173 King Street Hammersmith London W6 9JT

Scale 1:100  
Ground Floor







**Viewing**

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

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