



RESTAURANT TO LET IN HAMMERSMITH
TO LET £32,500 PER ANNUM
184 KING STREET HAMMERSMITH W6 0RA

 **Willmotts**

The Complete Property Service

020 8748 6644

- RARE UNIT WITH KITCHEN EXTRACTION
- 80 YARDS FROM THE NEW TOWN HALL DEVELOPMENT
- GROUND AND BASEMENT
- APPROX. 950 SQ. FT. (88.26 SQ. M.)

Location

The subject property is located on the north side of King Street (A315), close to its junction with Dalling Road. The property is 100 yards from the Civic Campus, a LBHF development which will provide a new vibrant, mixed-use campus including 204 new homes, flexible office space and a town square. This part of King Street is categorised by a diverse variety of both local and nationally recognised businesses.

The premises are 0.1 miles southwest of Ravenscourt Park Underground (District Line) which provides quick access throughout London. Bus links are adjacent to the unit, including the 110 to Hammersmith/Richmond, and the 190 to West Brompton/Richmond. Hammersmith Broadway is 0.5 miles away which provides access to additional Underground lines, and access to the Great West Road (A4).

Description

The premises occupies a mid-terrace position and is arranged over ground floor with a small basement for ancillary storage. It is self-contained with a double access door from King Street, and a rear access door which discharges onto a paved road leading to Dalling Road. It was formerly trading as a coffee shop / restaurant, and there is an existing kitchen and male/female WCs towards the rear of the unit.

User

We believe the premises fall under Class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, however interested parties should confirm this with the Local Authority.

EPC

An EPC has been commissioned and will be available shortly.

Rateable Value

We are advised by the VOA website that the property has a Rateable Value of £21,500.00; however interested parties should make their own enquiries.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Location	Sq M	Sq Ft.
Ground Floor	78.03	840
Basement	10.21	110
Total	88.25	950

Terms

£32,500 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

Not applicable.

Legal

Each party to bear its own legal costs.

Local Authority

London Borough of Hammersmith & Fulham.

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

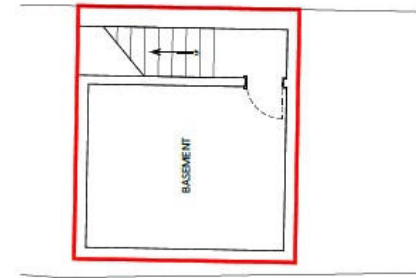
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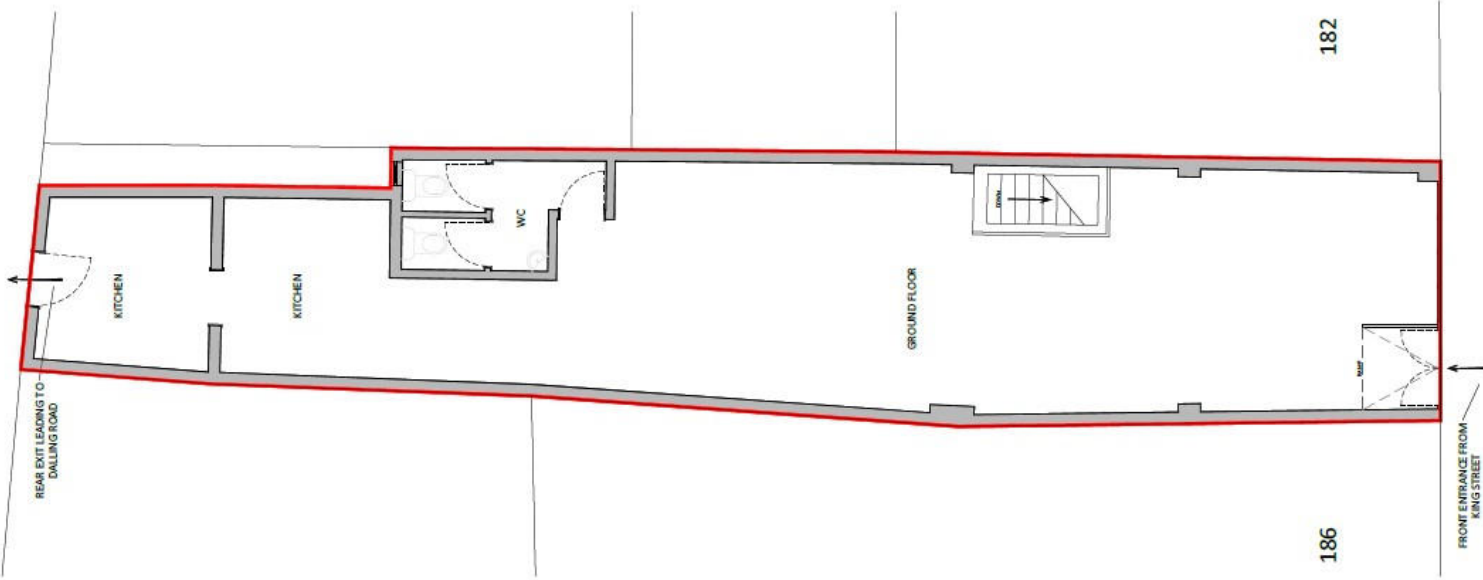
184 KING STREET LONDON, W6 0RA	A4 Sheet 1 of 1	
TOTAL INTERNAL FLOOR AREA : 105.6 SQ METRES	SCALE 1:100 OR AS SHOWN	



BASEMENT FLOOR PLAN
INTERNAL FLOOR AREA - 13.6 SQM



GROUND FLOOR PLAN
INTERNAL FLOOR AREA - 91.8 SQM





Viewing

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

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