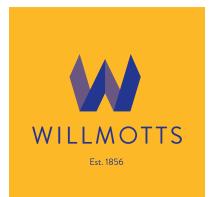




RETAIL UNIT CLOSE TO RAVENSCOURT PARK UNDERGROUND
TO LET £33,000 PER ANNUM
186 KING STREET, HAMMERSMITH, W6 0RA



- APPROX. 1,063 SQ. FT. (98.8 SQ. M.)
- NEW LEASE AVAILABLE, NO PREMIUM SOUGHT
- 80 YARDS FROM THE NEW TOWN HALL DEVELOPMENT
- CLASS E - VARIOUS USES CONSIDERED

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 property is a former dental clinic and is arranged over ground floor with a small basement for ancillary storage and staff use. The ground floor presented provides many private rooms but landlord will consent to the removal of partisan walls to enable open plan unit.

User

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

EPC

A new Energy Performance Certificate 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 £17,500; 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		75.9	816.98
Basement		22.9	246.49
Total		98.8	1,063.47

Rent

£33,000 per annum, exclusive of VAT and other outgoings.

Terms

A new effectively full repairing and insuring lease, for a term to be agreed, subject to upward only rent reviews.

Service Charge

There is no service charge, and repairs are currently dealt with on an ad hoc basis. The landlord reserves the right to implement a service charge.

Legal

Each party to bear its own legal costs.

VAT

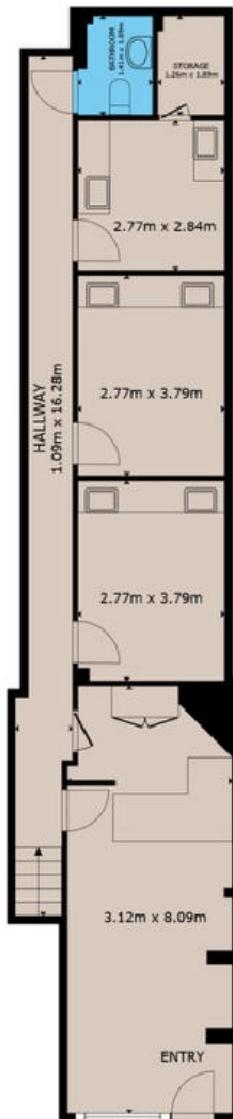
The property has not been elected for VAT.

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.
2. Any photographs (and artist's impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
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.



Ground Floor



Basement

Viewing

By appointment only via landlord's/sellers sole agent: Willmotts Chartered Surveyors – 020 8748 6644.

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