



RETAIL UNIT TO LET-BUSY HAMMERSMITH LOCATION
TO LET £60,000 PER ANNUM
134 KING STREET HAMMERSMITH LONDON W6 0QU





- APPROX. 1,575 SQ.FT. (146.4 SQ.M)
- NEW LEASE AVAILABLE, NO PREMIUM SOUGHT
- POPULAR HIGH STREET LOCATION
- CLASS E - VARIOUS USES CONSIDERED

Location

The subject property is in the heart of Hammersmith on the north side of the busy King Street (A315), close to its junction with Albion Place. The property is within a close proximity the new 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 popular part of King Street is categorised by a variety of national retailers, including Subway, Weatherspoon's (The Plough & Harrow), Dominos, SDM Leyland, and Greggs.

The premises are 0.3 miles west of Hammersmith Broadway (District, Piccadilly, Circle and Hammersmith & City Lines) which provides easy access to World Famous London's West End and Heathrow Airport. Hammersmith Bus Station situated within the Hammersmith Broadway Centre also provides great links to all parts of London and beyond.

Description

The property is an open plan rectangular unit with a WC and fire exit to the rear of the unit which leads to Albion Place which provides vehicular access.

User

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

EPC

Energy performance certificate has a rating of D(76). 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 £49,250; 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	146.4	1,575
Total	146.4	1,575

Rent

£60,000 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

We are advised that there is no service charge implementation currently to the building.

Legal

Each party to bear its own legal costs.

VAT

The property has been elected for VAT

Local Authority

London Borough of Hammersmith & Fulham.

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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