

King Street, Hammersmith W6

Ground Floor Retail Shop to Let 800 sq ft sales



Ground floor shop, 108 King Street, Hammersmith W6 0QP

Situation & Location The property is situated on the northern side of King Street , at the junction with Dimes Place. Other retailers located close by include Greggs (opposite), Heytea (adjacent), Savers, Paddy Power, German Doner Kebab. Hammersmith Underground is within easy reach. Please see location plan below

Description & Accommodation The property comprises a self-contained retail unit providing the following approximate dimensions and floor areas (please see floorplan below):-

Internal Width	4.42 m	Shop Depth	16.02 m
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Ground floor sales	800 sq ft	74.3 sq m	
Kitchen	67 sq ft	6.2 sq m	plus WC

Rent £45,000 per annum exclusive, payable quarterly in advance, subject to five yearly upward only reviews

Lease A new lease is available for a term of 10 years

Common Expenses Tenant will bear a fair proportion of the cost of maintaining and insuring building structure.

Legal Costs Each party to bear their own

Energy Performance Certificate EPC rating 75 Band C

Business Rates The rateable value for the premises is £35,750 and the rates payable for the current year ending 31/03/27 are £13,656. Interested parties should make their own enquiries and confirm: - London Borough of Hammersmith & Fulham business rates businessrates@lbhf.gov.uk 020 8753 6681 option 5

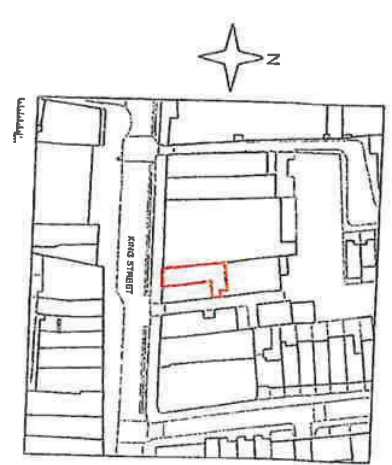
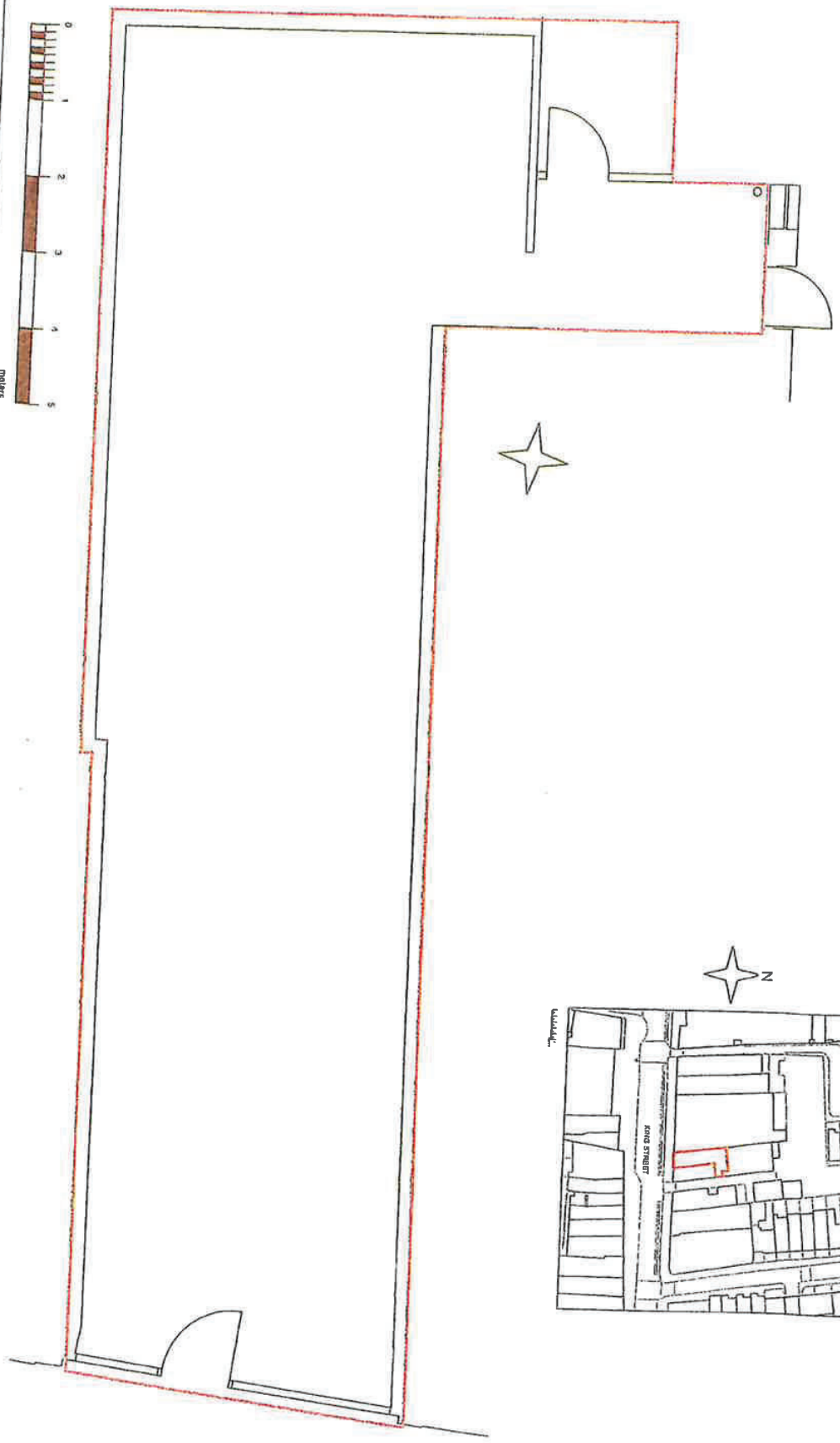
VAT Will not apply	Possession Feb 2027
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Contact Sole agents: JMW Barnard LLP 17 Abingdon Road, London, W8 6AH.

Tel: 0207 938 3990 Jeremy Barnard jb@jmwbarnd.com

SUBJECT TO CONTRACT AND STATUS

Important Notice: Measurements are approximate and no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is given either during negotiations, in particulars, or elsewhere. Interested parties should satisfy themselves as to condition of property; presence of dangerous or deleterious materials; or functioning of services, which have not been tested. Unless otherwise stated all rents and prices are exclusive of VAT, where applicable.



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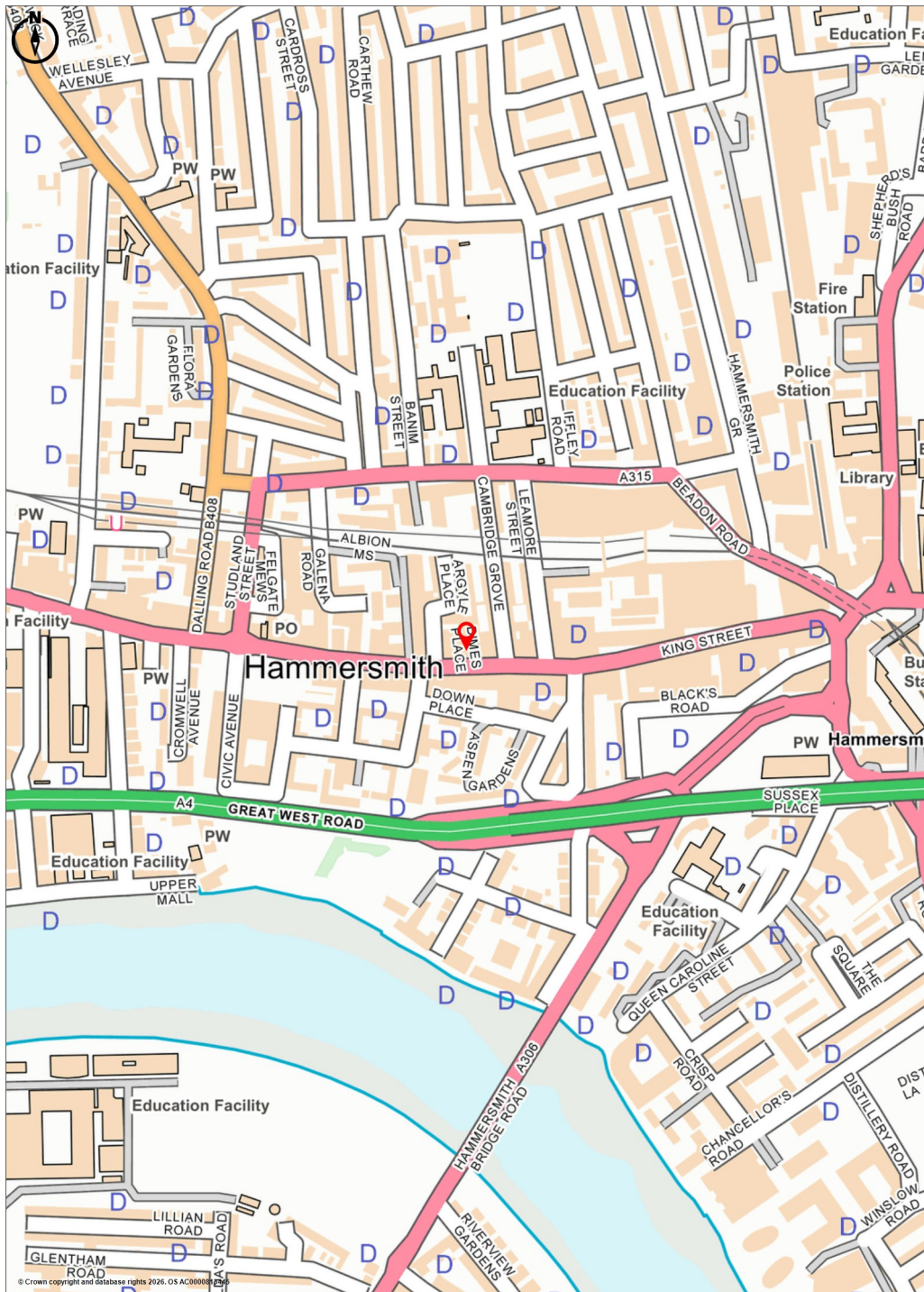
108 KING STREET, LONDON W6 0JF
LOCATION PLAN AND GROUND FLOOR PLAN

DATE
DEC 2021

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LEASE PLAN

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