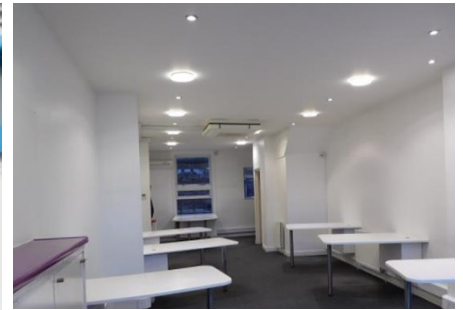


# FOR SALE

VIRTUAL FREEHOLD

**MJFINN**  
COMMERCIAL

**020-8995 5678**



## 176 KING STREET, HAMMERSMITH W6 0RA

**660 sq.ft. (61 sq.m.)**

### Location:

Situated in this busy and popular parade on the north side of King Street (A315), in the two way section which extends east from the junction of Dalling Road to Studland Street. Opposite the redevelopment of West King Street (181 – 187 King Street Town Hall extension and 207 King Street former Cineworld) with planning for a scheme to comprise 4 screen cinema, over 200 residential units, offices and A1/A3 Use commercial units. Nearby businesses include KFH & Portico estate agents, YY Security, Enterprise, Pure Barberism W6 and The Hampshire Hog PH. Within 250 metres of Ravenscourt Park (District line) TfL station. Hammersmith (District, Piccadilly and Hammersmith & City Lines) TfL stations are within ½ mile to the east. Many bus routes serve the area. “Pay & Display/Ringo” parking close by.

### Description:

Attractive mid-terrace period building comprising: ► Ground floor shop & lower ground floor with patio doors to private courtyard, kitchenette, plus 2x WCs/Washrooms and storage.

#### FLOOR

Ground Floor	515	48
Lower Ground Floor	145	13
<b>TOTAL</b>	<b>660 sq. ft.</b>	<b>61 sq. m.</b>

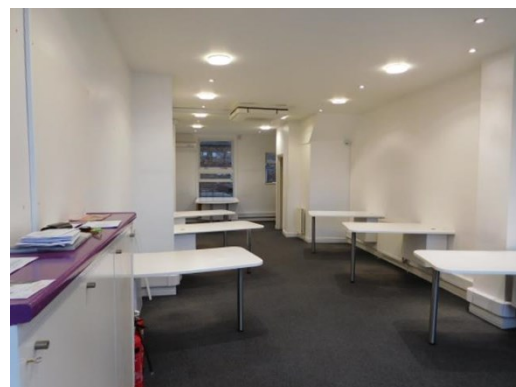
[www.mjfinncommercial.co.uk](http://www.mjfinncommercial.co.uk)

[info@mjfinncommercial.co.uk](mailto:info@mjfinncommercial.co.uk) | 11 Devonshire Mews, Chiswick, London W4 2HA

The Agents for themselves and for the Vendors/Lessors give notice that these particulars do not constitute, nor constitute any part of an offer of contract. All statements contained in these particulars are made without responsibility on the part of the Agents or the Vendor/Lessor. None of the statements contained in these particulars is to be relied upon as statements or representation of facts. Any intending Purchaser/Lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Vendor/Lessor does not make or give and neither the Agents or any person in their employ has any authority to make or give any representation or warranty whatever in relation to this property. V.A.T. may be payable on the purchase price and/or rent, all figures quoted are exclusive of V.A.T.

# 176 KING STREET, HAMMERSMITH W6 0RA

- Features:**
- VIRTUAL FREEHOLD
  - 979 years remaining
  - Shop & Lower Ground Floor
  - Very good natural light
  - Private Courtyard
  - Affluent area
  - Marketing rent £31,000 p.a.x.
  - Opposite redevelopment West King Street
  - Investment or Vacant Possession
- Terms:** FOR SALE: LONG LEASEHOLD / VIRTUAL FREEHOLD
- Ground floor, basement and common parts held by the current Freeholder on a commercial 999 year lease from 25/12/1999 (979 years remaining) at a peppercorn ground rent.
- SHOP: VACANT (the new lease to be offered at a rental of £31,000 p.a.x.)
- Price:** £525,000
- Rates:** Please contact the London Borough of Hammersmith & Fulham: 020 8753 6681 option 6.
- We are advised that the rateable value for the shop & basement is £26,750. Applicants to make their own enquiries with regards to exemptions/relief.
- EPC:** C (56)
- VAT:** VAT is not applicable.
- Legal Costs:** Each party to be responsible for its own legal costs in this transaction. However the purchaser is to provide an undertaking of £5,000 prior to the draft contract being sent out.
- Possession:** Immediately upon completion of legal formalities.
- Viewing:** Strictly by appointment only.
- Contact:** Dee Hurley  
020 8995 5678  
info@mjfinncommercial.co.uk



Subject to Contract: Nov-20

**CONTACT US**  
020 8995 5678

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