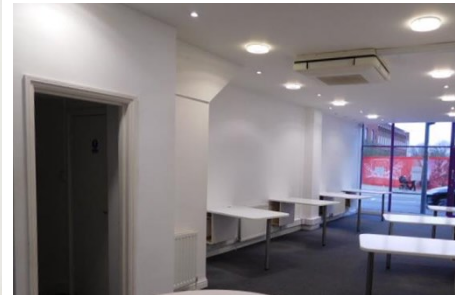


TO LET

RENT REDUCED - MOTIVATED LANDLORD

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	145	13
TOTAL	660 sq. ft.	61 sq. m.

www.mjfinncommercial.co.uk

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:**
- Shop & Lower Ground Floor
 - Private courtyard
 - 2 x WCs/Washrooms
 - Gas Central Heating
 - Air-conditioning
 - Well maintained building
 - Affluent area
 - To Let - New Lease or
 - VIRTUAL FREEHOLD - For Sale
 - RENT REDUCED - Motivated Landlord
- Terms:** NEW full repairing & insuring lease, to be held for a term of 12 years, subject to upward only rent reviews every 4th year
- Rent:** £31,000 p.a.x.
- Premium:** Nil
- Rates:** Please contact the London Borough of Hammersmith & Fulham on 020 8753 6881.
- We are advised that the rateable value for the shop is £26,750 (2020/2021). Applicants to make their own enquiries with regards to exemptions/relief.
- EPC:** C (56)
- VAT:** VAT is not applicable.
- Legal Costs:** The tenant to contribute £1,500 plus VAT towards the landlord's legal costs.
- 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

info@mjfinncommercial.co.uk
www.mjfinncommercial.co.uk

11 Devonshire Mews
Chiswick, London W4 2HA

MJFINN
COMMERCIAL