

TO LET

RETAIL FRONTAGE PREMISES

MJFINN
COMMERCIAL

020-8995 5678



RETAIL UNIT, 236-248 KING STREET, HAMMERSMITH W6 0RF

258 sq.ft. (24 sq.m.)

Location: Forming part of the ground floor retail space of this iconic and long established (1974) Polish Social & Cultural Centre which is prominently positioned on the North side of King Street (A315) Hammersmith, close to its junction with Ravenscourt Road; directly opposite Latymer Upper School. This section of King Street is renowned for its wide variety of specialist shops and restaurants, including Indian Zing restaurant, Pure Barberism, The Hampshire Hog PH, YY Security, KFH and diagonally opposite Premier Inn London Hammersmith. And very close by to the redevelopment (under construction) of West King Street (181 – 187 King Street Town Hall extension and 207 King Street former Cineworld) with planning permission for a scheme to comprise 4 screen cinema, over 200 residential units, offices and A1/A3 Use commercial units. The location is very well served by public transport. Ravenscourt Park Tfl station (district line) within 150m and the many bus routes which pass the front door.

Description: Class E Use premises arranged over the raised ground floor with stepped and slope access from the pavement. Adjacent to main entrance to the Polish Social & Cultural Centre. ▶ Window frontage (ave.) - 13'7 (3.99m) ▶ Ceiling height - 10'7 (3.23m)

FLOOR

Raised Ground	258	24
TOTAL	258 sq. ft.	24 sq. m.

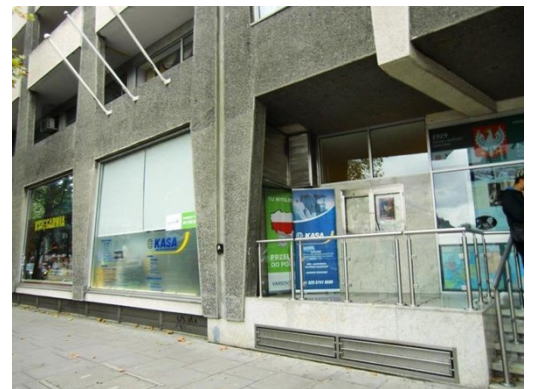
www.mjfinncommercial.co.uk

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.

RETAIL UNIT, 236-248 KING STREET, HAMMERSMITH W6 0RF

- Features:**
- Class E Use
 - Shop frontage - RAISED ground floor
 - Forming part of iconic Cultural Centre
 - Prominent window frontage
 - Share WCs/Washrooms - main building
 - Parking by separate negotiation
 - Access to comprehensive facilities
 - Accessible location
 - Additional office suites available
 - NEW LEASE - Flexible terms
- Terms:** Effectively a new full repairing & insuring lease, by way of service charge at £11/sq.ft., to be held for a term by mutual arrangement.
- Rent:** £15,000 p.a.x.
- Premium:** Nil.
- Rates:** Please contact the London Borough of Hammersmith and Fulham - we are advised that the rateable value for the unit is £14,500.
- EPC:** ()
- VAT:** VAT is 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.
Important note: all viewing attendees must be wearing a face mask to enter the property.
- Contact:** Dee Hurley
020 8995 5678
info@mjfinncommercial.co.uk



Subject to Contract: Mar-21

CONTACT US
020 8995 5678

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

11 Devonshire Mews
Chiswick, London W4 2HA

MJFINN
COMMERCIAL