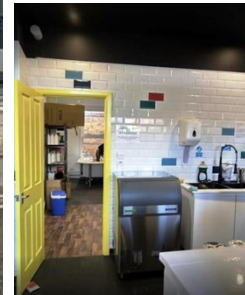


FOR SALE

COMMERCIAL INVESTMENT - INCOME: £28,000 P.A.X.

MJFINN COMMERCIAL

020-8995 5678



MOOBOO BUBBLE TEA, 176 KING STREET, HAMMERSMITH W6 0RA

810 sq.ft. (75 sq.m.)

Location:

This attractive mid-terrace period building is situated in this 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 major 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, 200+ residential units, offices and retail units. Nearby businesses include KFH & Portico estate agents (adjacent), YY Security, Enterprise vehicle hire, Pure Barberism and The Hampshire PH. Within 250m of Ravenscourt Park (District line) TfL station. Hammersmith (District, Piccadilly and Hammersmith & City lines) TfL stations within ½ mile to the east. Many bus routes serve the area.

Description:

Attractive commercial premises, trading as Mooboo Bubble Tea – business not affected – arranged over the ground floor and lower ground floor which has the benefit of a private courtyard, with patio doors, providing ample natural daylight. NIA: 660 sq. ft.. ITZA 365.59 sq. ft.. Gross internal areas:

FLOOR

Ground Floor	522	49
Lower Ground Floor	288	27
TOTAL	810 sq. ft.	75 sq. m.

www.mjfinncommercial.co.uk

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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.

MOOBOO BUBBLE TEA, 176 KING STREET, HAMMERSMITH W6 0RA

- Features:**
- COMMERCIAL INVESTMENT FOR SALE
 - VIRTUAL FREEHOLD - 977 years remaining
 - Subject to subsisting 10 year FRI lease
 - Trading as Mooboo Bubble Tea
 - BUSINESS NOT AFFECTED
 - Ground & lower ground floors
 - Private courtyard with patio doors
 - Rental income: £28,000 p.a.x.
 - Affluent area
 - Opposite West King Street redevelopment



- Terms:**
- FOR SALE: Virtual freehold / long leasehold of the ground floor and lower ground floor (incl. flat roof above) and common parts, held on a commercial lease for a term of 999 years from 25/12/1999 (977 years remaining) at a peppercorn ground rent.

Subject to a subsisting full repairing & insuring lease to Uckermann & Nagy Limited, T/A Mooboo Bubble Tea, for a term of 10 years from 20 April 2021 (exp. 2031), subject to an upward only rent review at the anniversary of the 5th year ▶ Passing rent: £28,000 p.a.x. ▶ Rent deposit: £14,000 (to be reviewed in 2024).



Price: £495,000

Rates: Please contact the London Borough of Hammersmith & Fulham: 020 8753 6681. We are advised that the rateable value for the shop and lower ground floor is £26,750

EPC: C (56)

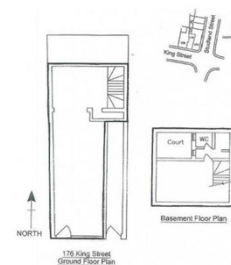
VAT: VAT is not applicable.

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.
Important note: all viewing attendees must be wearing a face mask to enter the property.

Contact: Jojo Finn
020 8995 5678
jojo@mjinnccommercial.co.uk



Subject to Contract: Nov-21

CONTACT US
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