

**TO LET – GROUND FLOOR RETAIL UNIT
FRONTING KING STREET HAMMERSMITH**



234 King Street
Hammersmith, London, W6 0RF

559 sq. ft.
(51.93 sq. m.)

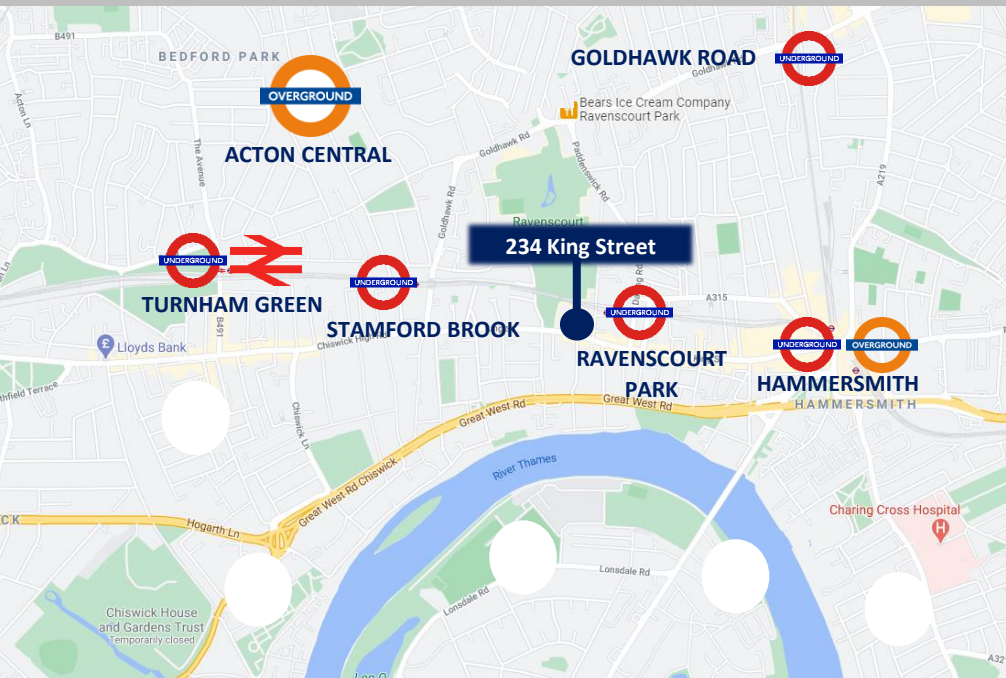
234 King Street, Hammersmith, W6 0RF

Location

234 King Street is prominently situated on the north side of King Street (A315), close to its junction with Ravenscourt Road. The nearest public transport is Ravenscourt Park (District Line) which provides access into Central London, Richmond and Ealing Broadway.

The property is approximately 5.5 miles west of Central London and circa 11 miles from Heathrow Airport. Public transport is well connected with numerous bus along King Street.

Hammersmith Broadway is approximately a 14 minute walk (Piccadilly, District and Hammersmith and City Line / Circle Line).



Ravenscourt Park (Piccadilly Line)	0.1 miles
Stamford Brook (District Line)	0.4 miles
Hammersmith (District Line)	0.6 miles



Great West Road (A4)	0.1 miles
M4 (Junction 1 – Chiswick)	2.0 miles
Heathrow Airport	11.0 miles

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The Property

The ground floor of 234 King Street comprises a retail unit situated on the busy parade of King Street, which provides a mixture of retail, entertainment and office accommodation. The property has a shopfront of approximately 2.58m along with a small outdoor area to the rear. The property has most recently been utilised as a Bureau de Change.

Accommodation

The property has been measured in accordance International Property Measurement Standards (IPMS) as defined by RICS Code of Measuring Practice and provides the following:

Floor - Area	Sq. Ft.	Sq. M.
234 King Street	559	51.93



Amenities

- LED spot lighting
- Perimeter cabling
- Tile / wood effect flooring
- Central heating & AC (un-tested)
- Alarm & CCTV system
- Security shutter
- Under stairs storage
- 2.5m floor to ceiling height
- Shopfront width of 2.58m
- Single glazed frontage & pedestrian entrance
- 1 x WC
- Small outdoor area to the rear

Terms

A new FRI lease is available for a term to be agreed.

Rent

£29,500 per annum exclusive.

Outgoings

The rental is exclusive of business rates, building insurance, service charge, utilities, telecoms and all other outgoings.

Business Rates

According to the Valuation Office website the current rateable value of the property is £16,750.

Transitional adjustments may apply - all applicants must make their own enquiries through the London Borough of Hammersmith and Fulham billing authority.

Service Charge

We have been advised that NO service charge is payable.

VAT

We have been advised that VAT is NOT applicable.

EPC

Rating: C (55)



Legal Costs

Each party to bear their own legal costs.

Viewing

Through prior arrangement with sole agent Vokins.

Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars. January 2024.

Anti Money Laundering Legislation

In accordance with the Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.