# Hammersmith, London W6 Unit 1, 49/63 King Street

Class E Opportunity, Subject to Vacant Possession



### Location

The subject property occupies a prominent position on the north side of King Street, the predominant retailing location in Hammersmith.

The unit is located opposite IKEA's Livat Hammersmith approximately 200m to the east of Hammersmith London Underground Station.

Occupiers in the vicinity include TK Maxx, Boots, Superdrug, Barclays, Halifax, Pret a Manger and Starbucks.

# Demise

The property is arranged over ground and basement floors, comprising the following approximate Net Internal Area's:

 Ground Floor
 3,635 sq ft
 337.7 sq m

 Basement
 4,824 sq ft
 448.16 sq m

 Total
 8,459 sq ft
 785.86 sq m

#### Tenure

A new effective FRI lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews.

# Rent

Upon Application.

## Rates

Rateable Value	£207,000
Rates Payable	£119,025.00 p.a.

Interested parties are advised to make their own enquiries to the London Borough of Hammersmith & Fulham on 020 8753 6681.

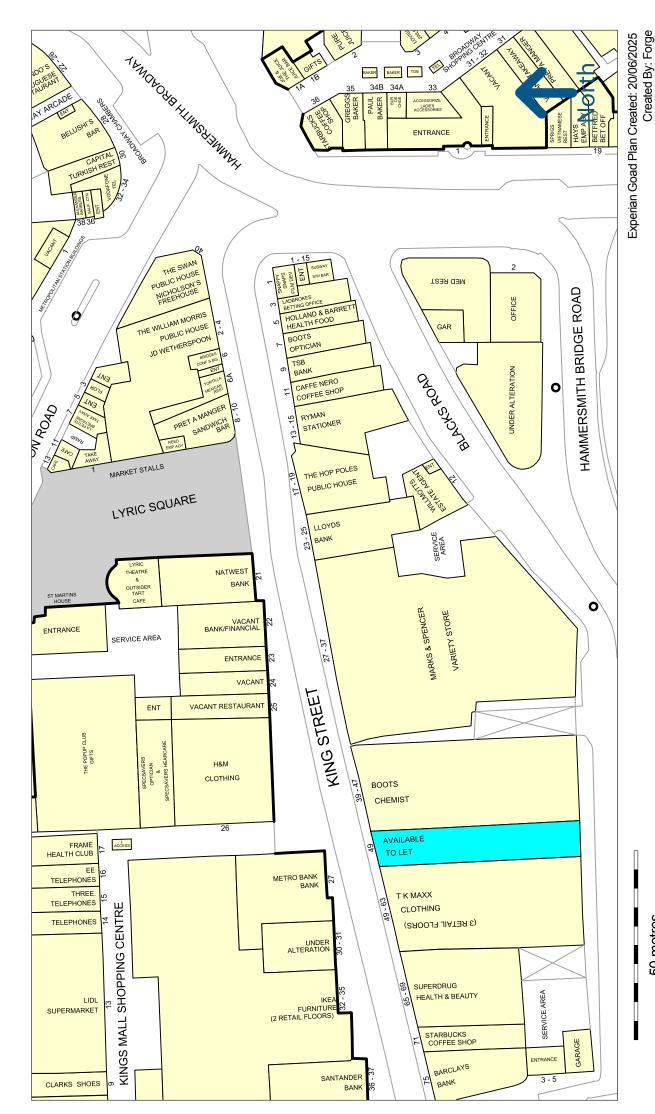
#### EPC

Certified B rating, expiring  $26^{th}$  July 2027. Further details available on request.

For further information or to arrange a viewing please contact:







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