

# 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
<b>Total</b>	<b>8,459 sq ft</b>	<b>785.86 sq m</b>

### 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

<b>Rateable Value</b>	£207,000
<b>Rates Payable</b>	£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<sup>th</sup> July 2027. Further details available on request.

For further information or to arrange a viewing please contact:

**forge**

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