

Hammersmith, London W6

33 King Street

Class E Opportunity – Available by way of an assignment



Location

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

The unit is located within IKEA's Livat Hammersmith scheme but benefits from High Street frontage. It is located approximately 200m to the east of Hammersmith London Underground Station.

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

Demise

The property is arranged over ground and basement floors, comprising the following approximate Gross Internal Areas:

Ground Floor	4,625 sq ft	430 sq m
Basement	1,869 sq ft	174 sq m
First Floor	3,548 sq ft	330 sq m
Total	10,042 sq ft	934 sq m

Tenure

By way of assignment of the existing lease, expiring on 21/08/2032, with Tenant only options to break on 21/08/2028 and 21/08/2030.

Rent

£275,000 or 7% turnover, inclusive of service charge but exclusive of rates.

Rates

Rateable Value	£270,000
Rates Payable	£155,250 p.a.

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

EPC

Available upon request.

For further information or to arrange a viewing please contact:

forge

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