

London, W6
222 King Street, Hammersmith

RETAIL UNIT TO LET

- **New lease available**
- **Reduced rent**
- **Flexible terms**

Location

The property is located on the northern side of King Street close to it's junction with Ravenscourt Road, and a short walk from Ravenscourt Park Tube Station. The location is popular with specialist shops, local independents, restaurants and cafes.

Accommodation

The unit is arranged over ground floor only with rear yard and external store area, and comprises the following approximate dimensions and net internal floor areas:

Gross frontage:	16' 06"	(5.02 m)
Net frontage:	11' 02"	(3.40 m)
Shop depth:	62' 02"	(18.94)
Ground floor sales:	675 sq ft	(62.70 sq m)
External storage:	178 sq ft	(16.25 sq m)

Tenure

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed subject to five yearly upward only rent reviews.

Rent

£22,000 per annum exclusive.



Rates

We have been verbally informed that the premises are valued for rating purposes as follows:

Rateable Value	£15,750
UBR 2010/11	41.4p
Rates Payable 2010/11	£6,520.50

Interested parties are advised to make their own enquiries with the relevant Local Authority to verify the above figures.

Legal costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Viewing

For further information or to arrange a viewing please contact:

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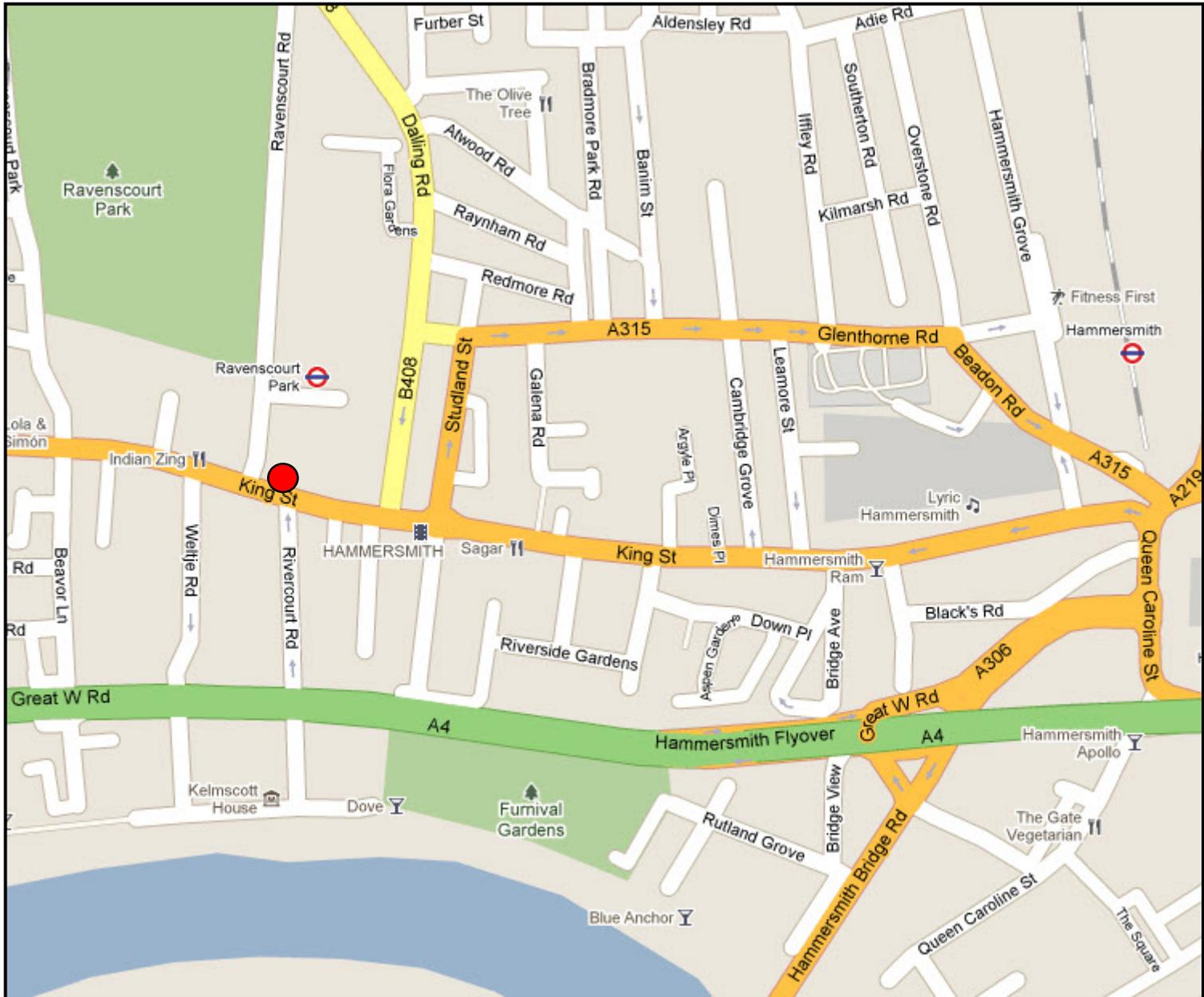


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