

Opposite Primark - New lease - Class E use - 1,234 sq ft ground floor sales

****Subject to Vacant Possession - Staff unaware****

101 King Street, Hammersmith, London, W6 9JG



LOCATION: The property occupies a prime position on the southern side of King Street, opposite Primark and less than a 5 minute walk from Hammersmith tube station.

Other operators in close proximity include **IKEA, Boots, Pret a Manger, Nando's** and **Marks & Spencer.**

TERMS: New lease direct with the landlord for a term to be agreed. The unit will be available from late March 2027.

RENT: **£65,000 per annum exclusive.**

ACCOMMODATION: The unit is arranged over the ground floor and comprises the following approximate net internal floor areas:

Ground Floor Sales:	1,234 sq ft	(114.62 sq m)
Ground Floor Ancillary:	49 sq ft	(4.56 sq m)

** there is a basement accessed via a hatch built into the sales floor, though this has not been measured.*

MEDIA: Plans, measurements and pictures are available on request.

USE: The property benefits from Class E use.

LEGAL COSTS: Each party is to be responsible for their own legal costs.

EPC: An EPC has been commissioned and will be made available on request.

RATES: Rateable Value: £52,000 Rates Payable: £22,360 approx

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IMPORTANT NOTICE: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

