

TO LET



King Street, Hammersmith, W6 9JT

£ 30,000 Per Annum

Hammersmith

Beauty Salon

W6 9JT

## Highlight Features

- ✓ £25,000 Premium
- ✓ Close to Tube Station
- ✓ E Class Use
- ✓ Great Transport Links
- ✓ Prime High Street Location
- ✓ Renewable Lease

## Description

A well-maintained commercial unit, suitable for a variety of uses within E class order, to let on a busy High Street. The property consists of ground floor space as well as access to back garden. Further benefits include two treatment rooms, WC and kitchenette.

### Location:

The premises are in a prime position on King Street, Hammersmith, W6. Located within a 10-minute walk from Hammersmith Station and 5-minute walk to Ravenscourt Park station. The local area is currently undergoing 'King Street Regeneration', which is a scheme grounded in extensive research and consultation, with the revitalisation of the Grade II listed Hammersmith Town Hall set to bring a new level of urbanity. The scheme boasts a new four-screen cinema, with room for cafes, shops and restaurants, 204 new apartments, a public rooftop bar and restaurant, community art and event spaces, affordable, flexible office spaces for start-up businesses, public space for performances and events and homework spaces for children and students. Local businesses include newly opened Ikea store, Marks and Spencer, New Look and Primark.

### Accommodation:

Ground floor unit: 48 Sq M / 517 Sq Ft

### Terms:

An assignment of a full repairing and insuring lease (FRI) which was for 10 years from 28th February 2014 with 5 yearly rent reviews. This lease has been contracted inside Landlord and Tenant Act 1954 (Renewable).

### Premium / Goodwill:

Current tenant is seeking a £25,000 premium for the benefit of the leasehold.

### Usage:

We believe the premises fall under Class E of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020, however applicants are advised to make their own enquiries with Hammersmith and Fulham Council.

### Business rates:

Applicants are advised to make their own enquiries with London Borough of Hammersmith and Fulham council.

### EPC:

This property has an energy performance rating of: C

### Legal Costs:

Each party to bear their own legal costs incurred in this transaction as well as the incoming tenant to bear landlord's legal costs.

**Viewings:**

Strictly by an appointment via Kingworths.

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## Map



## Interested In This Property?

Book a viewing using the form or get in touch with us on the details below:

Kingworths

Westlink House, 981 Great West Road, Brentford, TW8 9DN

Tel: 020 8226 0141

Email: [info@kingworths.com](mailto:info@kingworths.com)