



FULLY FITTED RESTAURANT CLOSE TO NEW CIVIC CAMPUS
TO LET £27,500 PER ANNUM
2 HOLCOMBE STREET, HAMMERSMITH, LONDON, W6 9JR





- WHOLE BUILDING: GROUND / FIRST FLOOR APPROX. 1,614 SQ.FT. (150 SQ.M.)
- NEW LEASE AVAILABLE
- FORMER RESTAURANT WITH KITCHEN EXTRACTION IN SITU
- ESTIMATED CAPACITY FOR APPROXIMATELY 60 COVERS

Location

The subject property occupies a prominent position in the heart of Hammersmith. Situated just off King Street (A315), the property benefits from immediate access to an extensive range of shops, cafés, restaurants and leisure amenities. The property is exceptionally well connected, being approximately 0.2 miles from Ravenscourt Park Underground Station (District Line) and 0.6 miles from Hammersmith Station, providing access to the Piccadilly, District, Circle, Hammersmith & City lines. These connections offer direct links to the West End, the City, King's Cross St Pancras and Heathrow Airport.

The location combines excellent connectivity, strong local amenities and an established business environment, making it an attractive destination for occupiers and visitors alike.

Description

The premises comprises a whole building formerly trading as an Indian restaurant with extraction, arranged over ground and first floors. It benefits from a fully fitted commercial kitchen and bar area at ground floor level, together with an additional bar facility and seating on the first floor together with a dumbwaiter.

The accommodation includes male and female WC facilities on both the ground and first floors. Ancillary storage accommodation is provided by way of a dedicated storage shed located on the first floor.

User

We believe the premises fall under Class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

EPC

The property has an Energy Performance Certificate rating of C(71). A copy of the EPC will be available upon request.

Rateable Value

We are advised by the VOA website that the property has a Rateable Value of £27,250; however interested parties should make their own enquiries.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Location	Sq M	Sq Ft.
Ground Floor	110	1,184
First Floor	40	430
Total	150	1,614

Rent

£27,500 per annum, exclusive of VAT and other outgoings.

Terms

A new effectively full repairing and insuring lease, for a term to be agreed, subject to upward only rent reviews.

Local Authority

London Borough of Hammersmith & Fulham.

Service Charge

There is no service charge for this building as it is offered as a whole on a full repairing and insuring basis.

Legal

Each party to bear its own legal costs.

VAT

The property has not been elected for VAT.

AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor.
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Viewing

By appointment only via landlord's/sellers sole agent: Willmotts Chartered Surveyors – 020 8748 6644.

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