



CLASS E, FORMER RESTAURANT AVAILABLE ON A NEW LEASE
TO LET £92,500 PER ANNUM
100 KING STREET, HAMMERSMITH, LONDON, W6 0QW

 **Willmotts**
The Complete Property Service
020 8748 6644

- NEW LEASE AVAILABLE, NO PREMIUM SOUGHT
- GROUND AND FIRST FLOOR APPROX. 2810 SQ.FT (261.05 SQ.M.)
- 0.2 MILES FROM HAMMERSMITH BROADWAY CENTRE
- SPACIOUS RESTAURANT ON A BUSY HIGH STREET

Location

The premises occupies a prominent position in the heart of King Street, Hammersmith and is also within a very short walk from the new Hammersmith Civic Centre development which will provide 210 residential dwellings, number of shops, cinema and 60,000 sq. ft. of office space. Hammersmith is one of West London's most dynamic and well-connected commercial hubs. King Street is the main retail artery through the area, offering a high volume of daily footfall and a vibrant mix of national retailers, independent shops, restaurants, and cafes.

The property benefits from excellent public transport links, with Hammersmith Underground Station (served by the District, Piccadilly, Hammersmith & City, and Circle lines) just a short walk away, providing direct access to Central London and beyond. Several major bus routes also serve the area, enhancing connectivity throughout West London. It is also a primary link to the Great West Road (A4) providing vehicular access out of London. Bus links are close to the unit, including the 110 to Hounslow, and the 218 to North Acton.

Description

The premises comprise a spacious restaurant premises arranged over ground and first floors with existing extraction in place with 3 phase electricity and gas supply. The property also benefits from external space accessed from the rear and is ideal for refuse storage and an emergency exit. The first floor comprises customer toilets and office space.

User

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

Rateable Value

We are advised by the VOA web-site that the property has a Rateable Value of £93,000; however interested parties should make their own enquiries into the rates payable.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Floor	Sq. M.	Sq. Ft.
Ground Floor	219	2,358
First Floor	42	452
Total	261	2,810

EPC

The property has an Energy Performance Certificate rating of C(54). A copy of the EPC will be available upon request.

Terms

£92,500 per annum, exclusive of VAT and other outgoings. A new effectively full repairing and insuring lease, for a term to be agreed, subject to upward only rent reviews.

Service Charge

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

Legal

Each party to bear its own legal costs.

VAT

VAT is applicable at a prevailing rate of 20%.

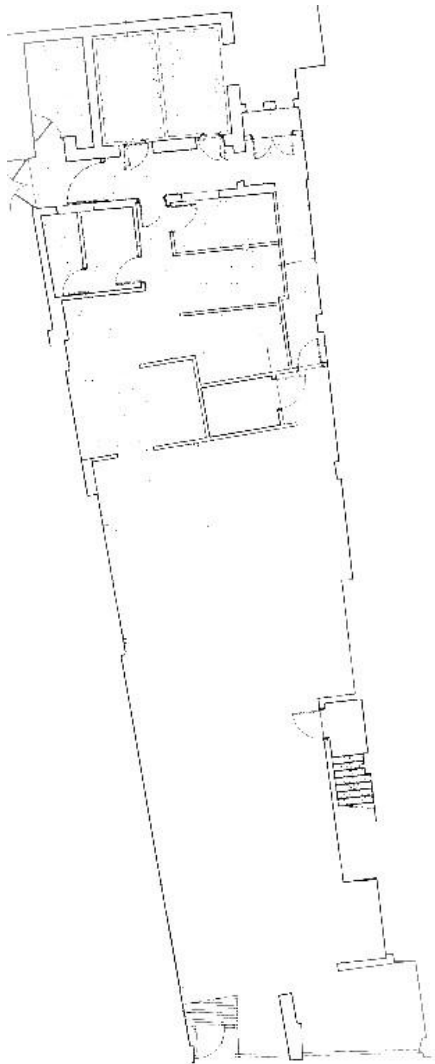
AML

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.
2. Any photographs (and artist's impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee.
4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.

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GROUND FLOOR



FIRST FLOOR

Not to scale for indicative purposes only



Viewing

By appointment only via landlord's joint agent: Willmotts Chartered Surveyors and DMR Property

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