# PRIME RETAIL UNIT TO LET

## 111-113 KING STREET, HAMMERSMITH, W6 9JG

7-8 Conduit Street London, W1S 2XF 020 7182 7480 www.fawcettmead.co.uk Fawcett Mead

- Prime trading location on King Street.
- Modern well configured retail unit over Ground Floor only.

#### LOCATION

Hammersmith is a busy and affluent town in west London with a population of around 97,000. The town is located approximately 9 miles south west of Central London in the Borough of Richmond Upon Thames.

The subject property is located in a prime retailing trading position on the main retail thoroughfare of Hammersmith.

Retailers within the immediate vicinity include **Primark, KFC, Iceland, Savers** and **Nationwide.** 

#### ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Ground Floor Sales:158.2 sq m1,703 sq ftGround Floor Anc:18.21 sq m196 sq ft

#### RENT

£95,000 per annum exclusive of rates, service charge and VAT (if applicable).

#### RATES

Rateable Value (17/18) - TBC

Interested parties should verify these figures with London Borough of Hammersmith and Fulham (020 8748 3020).

#### SERVICE CHARGE

TBC.

### TENURE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.

#### SPECIFICATION

The premises are handed over in their existing condition on date of vacant possession.

#### COSTS

Each party is to be responsible for their own professional costs incurred in the transaction



#### INSPECTIONS

Viewing is strictly by appointment with:

#### Vincent Morris

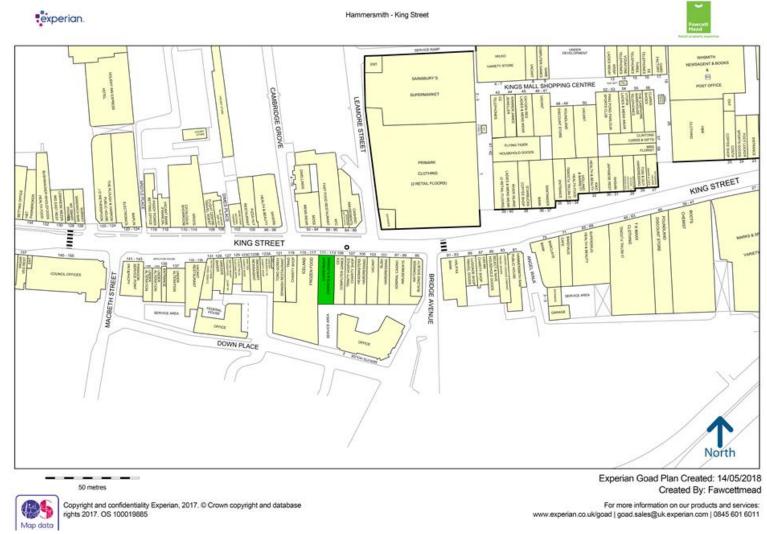
020 7182 7485 vincent@fawcettmead.co.uk

#### Larissa Harrison

020 7182 7487 larissa@fawcettmead.co.uk

Subject to Contract / Vacant Possession

## 111-113 KING STREET, HAMMERSMITH, W6 9JG



#### MISREPRESENTATION ACT | COPYRIGHT | DISCLAIMER

Fawcett Mead, for themselves and for the vendors of this property, whose agents they are, give notice that (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or the advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either in whole or any part of an invitation, offer or contract of sale of the particulars (ii) all descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to accuracy of such details.

No responsibility or liability is or will be accepted by Fawcett Mead, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, its connection with the possible sale of the property.

No person in the employment of Fawcett Mead or the vendor(s) has authority to make or give any representation or warranty, express of implied, in relation to the property. References to Fawcett Mead include any joint agents acting with Fawcett Mead.