



King Street, London, W6 **To Let**

Large restaurant premises to let
No premium sought
Close to Ravenscourt Park Station
Approx. 2,165 sq. ft.

**£39,500 per
annum**

Location:

The property is situated on the north side of the busy King Street close to its junction with Ravenscourt Road. The property is well served by public transport with Ravenscroft Park London Underground Station located a short walk away and numerous buses also serve local area. Hammersmith Town Hall is also located a short distance away.

Description:

The property comprises the ground and basement unit formally used as Japanese restaurant with rear access to the basement. Currently we both male and female WC's are located on the ground floor level and the large basement offers ability for large kitchen and possible customer sitting.

User:

The unit benefits from A3 Restaurant Use of the Town & Country Planning (Use Class) (Amendment) Order 2005.

Accommodation:

The property offers the following (NIA) approximate dimensions: -

Ground floor: 542 sq. ft. - 50.35 sq. m.
Basement: 1,623 sq. ft. - 150.77 sq. m.
Total: 2,165 sq. ft. - 201.12 sq. m.

Terms:

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

Rateable Value:

We are advised that the rateable value for the property is £24,000; interested parties should make their own enquiries.

EPC:

The property currently has (59) C rating, Copy of the EPC is available upon request.

Legal Fees:

Each party to bear own legal costs.

Contact:

Andrew Abbott: D: 020 8222 9947 M:07920 769395 E: a.abbott@willmotts.com
Varol Zafer: D: 020 8222 9946 M: 07900 224967 E: v.zafer@willmotts.com;

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.