

TELEPHONE

**020 8995 5678**

**“Forming part of this iconic and long established Polish Social & Cultural Centre”**

**SHOP (A1/A2 Use) 258 sq. ft. (24m<sup>2</sup>)**

**236 - 248 KING STREET  
HAMMERSMITH  
LONDON W6 0RF**



**TO LET – NEW LEASE**

**LOCATION:**

Forming part of the ground floor retail space of this iconic and long established (1974) Polish Social & Cultural Centre which is prominently positioned on the North side of King Street (A315) Hammersmith, close to its junction with Ravenscourt Road; directly opposite Latymer Upper School. This section of King Street is renowned for its wide variety of specialist shops and restaurants, including Indian Zing restaurant, Pure Barberism, The Hampshire Hog PH, YY Security, KFH and diagonally opposite Premier Inn London Hammersmith. And very close by to the redevelopment (*under construction*) of West King Street (181 – 187 King Street Town Hall extension and 207 King Street former Cineworld) with planning permission for a scheme to comprise 4 screen cinema, over 200 residential units, offices and A1/A3 Use commercial units. The location is very well served by public transport. Ravenscourt Park TfL station (district line) within 150m and the many bus routes which pass the front door. “Pay & Display/Ringo” parking close by.

**ACCOMMODATION:**

A1/A2 Use premises arranged over the raised ground floor with stepped and slope access from the pavement, and provides the following Floor Area:

**SHOP – 258 sq. ft. (24m<sup>2</sup>)**

- ▶ Window Frontage (ave.) - 13'7 (3.99m)
- ▶ Ceiling Height - 10'7 (3.23m)

**• Shared WC facilities within centre**

*(the above measurements are approximate and for guidance only)*

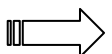
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**FEATURES:**

- ▶ Rarely available in this busy Cultural Centre (est. 1974)
- ▶ Raised ground floor
- ▶ Fitted kitchenette
- ▶ LED lighting
- ▶ Large window frontage
- ▶ Open plan
- ▶ Adjacent to main entrance
- Four onsite eateries
- Function rooms for hire
- Sole agent: **MJFinn Commercial**
- Parking – by separate negotiation
- **NEW LEASE – Flexible terms**



**TERMS**

**LEASE:**

Effectively a new full repairing & insuring lease, by way of service charge, to be held for a term by mutual arrangement, subject to RPI linked rent reviews. *The lease to be held outside of the security provisions of the Landlord and Tenant 1954 Act, Part II as amended.*

**RENT:**

**£16,500** per annum exclusive - *VAT is applicable.*

*The tenant is responsible for all utility bills and other goings relating to the demise.*

**SERVICE CHARGE:**

£11/sq. ft. + V.A.T. inclusive of costs associated with the common parts: e.g. utilities, rates, tax, buildings insurance, repairs, maintenance, estate management, security, fire protection, heating, ventilation, WC facilities, refuse, cleaning etc..

**LEGAL COSTS:**

The tenant to pay £500 plus V.A.T. towards the Lessor's legal costs in this transaction.

**RATES:**

Please contact: London Borough of Hammersmith & Fulham: 020 8753 6681 option 6. *We are advised that the rateable value for the office is £14,500 – discounts available for small businesses (applicants to make their own enquiries).*

**EPC:**

Rating C (75).

**AVAILABLE:**

Available following completion of legal formalities.

**VIEWING:**

Strictly by prior appointment through the Lessor's sole agent:

**MJFINN COMMERCIAL**

020 8995 5678

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N.B. Rent, etc. quoted exclusive of V.A.T.

Subject to Contract 11/2019