

## Prime Mixed-Use Investment For Sale

### Income Producing



130 King Street  
Hammersmith  
London  
W6 0QU

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Willmotts Bristol, 13 Orchard Street, Bristol, BS1 5EH & Willmotts Mayfair, 121 Park Lane, London, W1K 7AG

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**Location:**

The property is situated on the north side of the busy King Street, opposite the Hammersmith Town Hall. The area benefits from a wealth of national traders such as Argos, Greggs Bakery, Nando's, Paddy Power Book Makers, Taco Bell, Iceland and Moss Bros. In addition, the Kings Mall is also approx. 2 minutes' walk away. The property is well served by public transport with Ravenscroft Park and Hammersmith Broadway (District, Piccadilly, Hammersmith and Fulham & Circle Lines) Underground Stations located a short walk away as well as numerous buses serving the local area.

**Description:**

The subject property is arranged over 4 floors. The ground and basement floors are classified as commercial, currently let as a restaurant, with the benefit of a rear yard. The upper parts consist of spacious self-contained two 3-bedroom flats. Both flats are of a mirror image with each other, containing study areas. The flats are recently refurbished to a high standard approx. 3 years ago.

**User:**

We believe the commercial premises fall under Class A3 Restaurant Use of the Town & Country Planning (Use Class) (Amendment) Order 2005 and the upper flats are C3 Dwelling Houses.

**Tenure:**

The entire building is offered freehold subject to existing tenancies.

**Price:**

Offers are sought in the region of £2,000,000 (Two Million Pounds).

**Tenancies:**

The restaurant is let by way of a sub-lease from Chedbond on a full repairing insuring basis which is to expire on the 25<sup>th</sup> December 2035. Commencing from 20<sup>th</sup> June 2018 with 5 yearly rent reviews at a rent producing £46,500 per annum exclusive. The sub-lease is contracted outside the security of the L&T Act 1954.

The first floor flat is currently owner occupied and is offered with vacant position. The second-floor flat is currently let on an AST. We understand that this tenant is holding over at rent of £1,500 per calendar month.

Total current income producing is £64,500 per annum.

**ERV's:**

The residential estimated rental values for each of the flats are approx. £650 per week (£33,800 per annum). Therefore, there is scope to increase the rental annual income to

approx. £114,000 (one hundred and fourteen thousand pounds).

#### Accommodation:

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

Commercial Floor	Size Sq. Ft.	Size Sq. M.
Ground	787	73.11
Basement	408	37.90
<b>Total</b>	<b>1,195</b>	<b>111</b>
Rear Yard	237	77

Residential Floor	Size Sq. Ft.	Size Sq. M.
First Floor Flat	900	84
Second Floor Flat	900	84
<b>Total</b>	<b>1,800</b>	<b>168</b>

#### EPC:

The restaurant benefits from 51 (C) rating, first floor flat offers 80 (C) rating and the second floor flat offers a rating of 77 (C) rating. Copies of EPC are available upon request.

#### Legal Fees:

Each party to bear own legal costs.

#### Viewings:

By prior arrangement only via seller's sole agent Willmotts:

Andrew Abbott - D: 020 8222 9947 M: 07920 769395 E; [a.abbott@willmotts.com](mailto:a.abbott@willmotts.com)

Varol Zafer - D: 020 8222 9946 M: 07900 224967 E; [v.zafer@willmotts.com](mailto:v.zafer@willmotts.com)

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