



King Street, London,, W6 **For Sale**

| 1 Reception | Freehold

Freehold income producing investment

In heart of Hammersmith

Close to Ravenscourt Park Station

Opposite the Hammersmith Town Hall regeneration scheme

£925,000
Offers invited

Location:

The property located at the western side of the King Street close to its junction with Dalling Road directly opposite the Hammersmith Town Hall regeneration which consist mixed use scheme of cinema, selection of retailers, cafes, restaurants, offices and 204 residential dwellings. Hammersmith Broadway is a shortly walk away and on route a wealth of national and local operators can be found. In addition the subject property is within 3 minute walk away from Ravenscourt Overground Station and numerous busses pass outside the property.

Description:

The property is a three-storey mixed use building arranged over ground and basement floors trading as a restaurant. In addition, the upper flat is a self contained two bedroom accessed from Dalling Road.

Accommodation:

Ground sales NIA:	823 sq. ft. - 76.45 sq. m
Basement NIA:	115 sq. ft. - 10.68 sq. m
Total NIA:	938 sq. ft. - 87.14 sq. m
ITZA: 450 Units	
First floor flat (GIA):	796 sq. ft. - 74 sq. m

Tenure:

The property will be sold freehold with existing tenancies.

Price:

Offers in the region of £925,000 (Nine Hundred and Twenty Five Thousand Pounds) are sought for the freehold interest.

Tenancies:

The ground shop is let on a FRI lease from 16th March 2015 for term of 15 years at rent of £27,000 per annum with upwardly only rent reviews, next review being the March 2025. The subject lease is contracted inside the security of the L&T Act 1954.

First floor flat is let from 20th July 2019 for temwas let on AST from 20th July 2019 for term of 12 months at £1,580 per calendar month (£18,960 per annum),

Total rent received is £45,960 per annum.

EPC:

The property offers the following EPC ratings for each unit:

Ground floor retail: D - 96

First floor flat: D - 61

VAT:

Not applicable.

Legal Fees:

Each party to bear their own legal costs.

Contacts:

Varol Zafer - D: 020 8222 9946 M: 07900 224967 Ev.zafer@willmotts.com

Shahid Sadiq - D: 020 8222 9945 M: 07961 410931 E:s.sadiq@willmotts.com ;

Map



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