





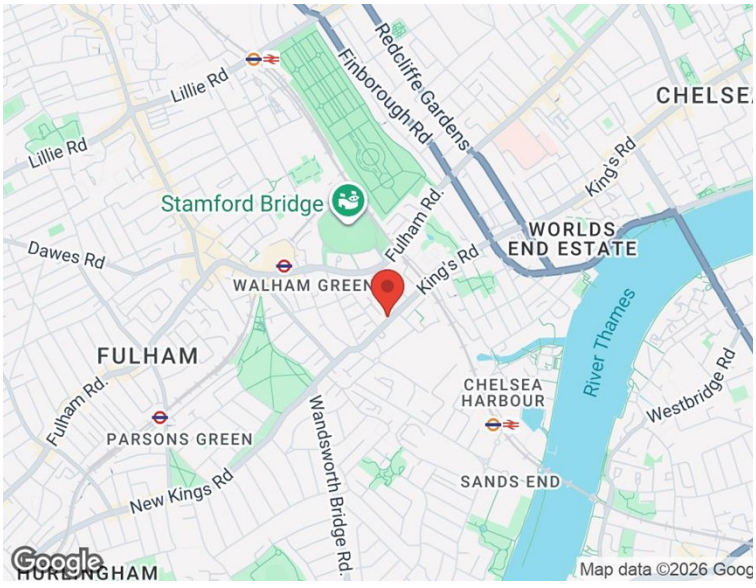
596 King's Road, London, SW6 2DX

A BRIGHT & SPACIOUS RETAIL PREMISES / SHOWROOM ON THE KING'S ROAD

TO LET

Area: 1,616.00 FT² (150.13M²) Rent: £68,000 per annum, exclusive of VAT

- Fully glazed frontage
- Good ceiling height
- Bright interior throughout
- Wood and titled flooring
- Spot track lighting
- Smoke & security alarms with CCTV
- Sum pump
- Garden & pavement hard standing area



KNIGHT COMMERCIAL LONDON
+44 (0)203 773 3988
West End & West London Specialists

www.knightcommerciallondon.co.uk

SMART MOVES

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LOCATION:

The premises are situated in a parade of shops and uppers on the North Westerly side of the King's Road, in between the Rumbold Road and Maxwell Road. Other businesses include Gutlin Clocks & Antiques, Furl Showroom, Havwoods Showroom, Julia Boston Antiques, Maxxmora UK, Waterworks Bathrooms, Christopher Farr Rugs, George Smith Home Furniture, And So To Bed, Knot Rugs, The Original Bed, Clay & Rock Tile and Bathroom, Villaverde Lighting Shop and Tesco Express. Public transport is accessed via busses on King's Road and tube access from Fulham Broadway (District line).

LOCAL AUTHORITY: Hammersmith & Fulham

DESCRIPTION:

A ground and lower ground floor shop (Use Class E), formed from a 3 storey, mixed-use, Victorian terraced building. The fully glazed frontage leads to a split level, open plan retail area / showroom, with an enclosed side return and void area to the rear, overlooking part of the basement showroom. The lower ground floor is arranged as an open plan retail area / showroom punctuated by a column. To the front of the premises are 2 tanked vaults storage areas and to the rear is a glass box meeting room, together with a kitchen breakout area and W/C. The rear garden is accessed via glazed doors to the side return infill. The premises are in very good condition, currently fitted as a bathroom showroom. The premises benefits from a gas combination boiler and central heating, engineered wood flooring to the ground floor and tiled floors to the lower ground floor.

FLOOR AREA:

FLOOR	AREA FT²	AREA M²
Ground Floor	700.00	65.03
Lower Ground Floor	916.00	85.10
TOTAL	**1,616.00FT²**	**150.13M²**

FLOOR PLAN: Click Here

LEASE TERMS:

To grant a new FRI Lease outside the Landlord & Tenant Act 1954 for a term to be negotiated.

RENT: £68,000.00

SERVICE CHARGE: TBC

RATES: Rateable Value: £65,000 per annum
Rates Payable: £31,200 per annum

NB: We strongly recommend that you verify the rates with the London Borough of Hammersmith & Fulham's business rates department on 0208 753 6681.

POSSESSION: Full vacant possession immediately on completion of legal formalities.

LEGAL COSTS: Each party to be responsible for their own legal costs.

VAT: Not elected for VAT.

EPC: Available upon request.

CONTACT:

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