



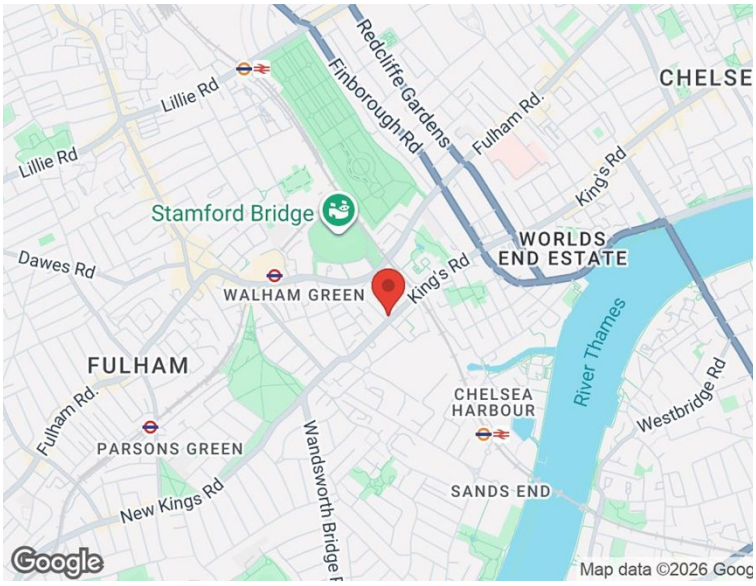
574 - 580 King's Road, London, SW6 2DY

A RARE OPPORTUNITY TO LEASE MULTIPLE INTERCONNECTING RETAIL PREMISES ON KING'S ROAD

TO LET

Area: 5,285.00 FT² (490.99M²) Rent: £60,000 per annum (per unit, X4), exclusive of VAT

- Fully glazed frontages
- 1 - 4 interconnecting premises
- Deep forecourt
- Shell and core
- Good ceiling heights throughout
- Open plan retail / cafe areas
- Open plan lower ground floor



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 junctions with Holmead Road and Rumbold 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 part uninterrupted parade of ground floor shops and basements (Use Class E), formed from 4 mixed-use, Victorian terraced buildings. The premises and upper parts (C3) are currently undergoing a full retro-fit, with the commercial element to be delivered shell & core and the residential upper parts to be fully fitted out and let.

The premises were formally home to Guinevere Antiques, who were part of the Design Quarter community that traditionally occupied this zone. More recently the interiors companies have started to move to The Chelsea Design Centre in Chelsea Harbour, or further afield. This migration on mass has freeing up multiple units in the area, to be repurposed to better serve the wishes and needs of the immediate residential community.

We invite independent businesses looking to deliver a high end experience, to repopulate the area and transform it on mass, in line with the direction we took on Golborne Road and All Saints Road in Notting Hill. We are looking to engage the type of operators who run the following business types, cafes, bistros, specialist food stores, grocers, butchers, Pilates, yoga, PT and other well-being experiences.

The premises are available as individual ground floor and basement units, or as multiple interconnecting units.

FLOOR AREA:

FLOOR	AREA FT²	AREA M²
Total Ground Floor	2,820.00	261.99
Total Lower Ground Floor	1,850.00	171.87
Vaults	615.00	57.14
TOTAL	**5,285.00FT²**	**490.99M²**

FLOOR PLAN: Click Here

LEASE TERMS:

To grant a new lease(s), outside the Landlord & Tenant Act for a term(s) to be negotiated.

RENT: £60,000.00

SERVICE CHARGE: TBC

RATES: Rateable Value: TBC
Rates Payable: TBC

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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