





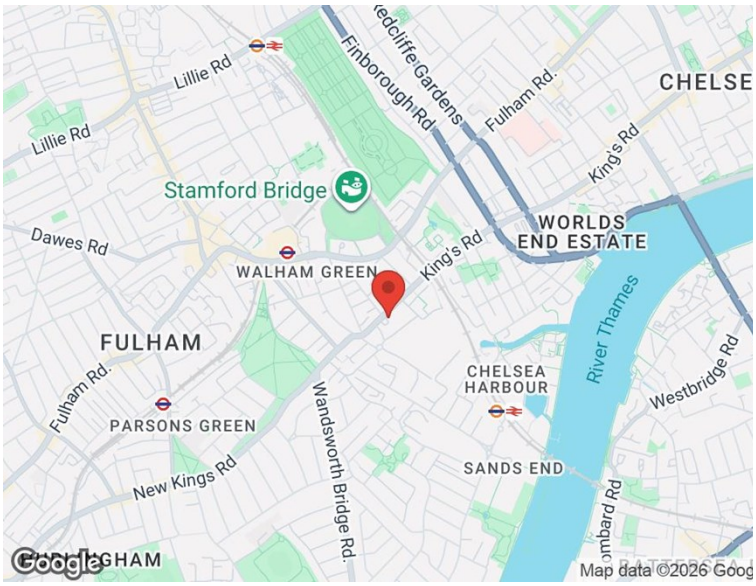
599a King's Road, London, SW6 2EL

A GROUND FLOOR & BASEMENT RETAIL / CAFE CORNER PREMISES ON THE KING'S ROAD

TO LET

Area: 1,606.00 FT² (149.20M²) Rent: £59,500 per annum, exclusive of VAT

- Corner premises
- Glazed frontage
- Street facing retail / cafe area
- Workshop / studio with access to rear
- Basement storage
- Flank wall advertising hording
- x2 off street parking spaces



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

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LOCATION:

The premises are situated at the end of a parade of shops and uppers on the southerly side of King's Road, opposite the junction with Maxwell Road. The area is principally residential with retail and restaurant premises found on local high streets. Other businesses include Gutlin Clocks & Antiques, Furl Showroom, Havwoods Showroom, Rutland London, 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, lower ground floor and basement retail premises (Use Class E), formed from the lower half of a 2 storey, mixed-use, Victorian end of terrace corner building. The premises has a fully glazed frontage, which leads to a split-level retail area, with an internal window looking into the enclosed side return.

To the rear of the premises is a private office and W/C, with stairs descending to an office / storeroom. A further open plan retail area, with double height ceilings to the side return, extends to double doors opening onto car parking for 2 vehicles. To the front of the lower ground floor are stairs leading to a basement storeroom.

The end of terrace flank wall is mounted with an advertising hording flame, leased to Brilliant Billboards.

The premises has single phase electricity and is in shell and core condition.

Additionally there is potential to extend the 1st floor to the rear, precedent set, STPP.

FLOOR AREA:

FLOOR	AREA FT²	AREA M²
Ground Floor Front	566.00	52.58
Lower Ground Floor Rear	760.00	70.61
Basement	280.00	26.01
TOTAL	**1,606.00FT²**	**149.20M²**

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: £59,500.00

SERVICE CHARGE: TBC

RATES: Rateable Value: £43,500 per annum
Rates Payable: £18,792 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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