

TELEPHONE

**020 8995 5678**

**"VERY BUSY LOCATION - PROMINENT CORNER POSITION"**

**SHOP** (A1 Use) – **780 sq. ft.** (72.46m<sup>2</sup>)

*plus*

**BASEMENT** (C.H. ± 8'0) – **700 sq. ft.** (65.03m<sup>2</sup>)

**370 – 372 KING STREET  
HAMMERSMITH, W6 0RX**

**TO LET – New Lease**



**LOCATION:**

Very prominently situated on the extremely busy corner where Chiswick High Road / King Street (A315) join Goldhawk Road (A402) and British Grove; known as Young's Corner. Opposite the new Handelsbanken Chiswick branch, and adjacent to Hayers Food & Wine and Quintons Estate Agents, forming part of this busy parade of local shops, restaurants and cafés. Many 'bus routes serve the area. Stamford Brook (District Line) TfL station is with 200 yards to the north. Pay and Display parking nearby.

**ACCOMMODATION: PROMINENT GROUND FLOOR SHOP with BASEMENT.**

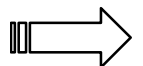
**SHOP** (retail sales) **780 sq. ft.** (72.46m<sup>2</sup>)

**BASEMENT** (C.H. ± 8'0) **700 sq. ft.** (65.03m<sup>2</sup>)

Return Window Frontage - 45'0 (13.72m)  
Internal Width - 30'6 ( 9.30m)  
Shop Depth - 27'3 ( 8.31m)

**Additional Side Pedestrian Access for loading**

(All measurements are for guidance only)



2 GLEBE STREET, CHISWICK, LONDON W4 2BH

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**FEATURES:** **VERY MUCH IN DEMAND IN THIS BUSY & POPULAR LOCATION**  
**\* PROMINENT CORNER POSITION \* 45'0 RETURN WINDOW**  
**FRONTAGE \* GOOD NATURAL LIGHT \* GROUND FLOOR &**  
**BASEMENT \* A1 - RETAIL USE \* TO LET – NEW LEASE**  
**(NO PREMIUM) – SOLE AGENT.**



## **TERMS**

- LEASE:** A NEW full repairing and insuring lease for a term of 12 years, subject to upward only rent reviews every 4<sup>th</sup> year.
- RENT:** **£40,000 per annum exclusive.**  
We have been advised that the rent will be subject to V.A.T.
- LEGAL COSTS:** Tenant to pay £1,000 plus V.A.T. towards the Landlord's cost in this transaction.
- RATES:** Please contact the London Borough of Hammersmith & Fulham on 0845 803 1020.  
*We are advised that the rateable value for the shop is £31,500.*
- EPC:** Available upon request.
- POSSESSION:** Immediately upon completion of legal formalities.
- VIEWING:** Strictly by prior appointment through Landlord's sole agent:

**MJFINN COMMERCIAL**

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**N.B** Figures quoted exclude V.A.T..

**Subject to Contract**

02/2k12