

Property at a glance:

Guide price: £450,000

1,133 ft² over ground and basement

Rear yard with potential to extend

Good transport links

Residential development potential



Location:

Situated on the South side of King Street close to Chiswick High Road and St Peter's Square, the subject property is approximately 6 minutes' walk from Ravenscourt Park and Stamford Brook Stations, with access to the District tube line. The area is benefitting from ongoing investment and development such as the King Street regeneration scheme, starting works shortly, which will provide new residential, office and leisure space to the community.

Description:

The property comprises ground floor trading space with excellent ceiling height, and useable basement storage. The property has potential for alternative uses subject to planning. Similar properties on King Street have been converted to residential use recently. The residential upper parts comprise of two flats, both sold off on 125 year leases from 1990.

Planning:

The ground and basement benefits from A1 Retail usage. The uppers possess C3 Residential use.

VAT:

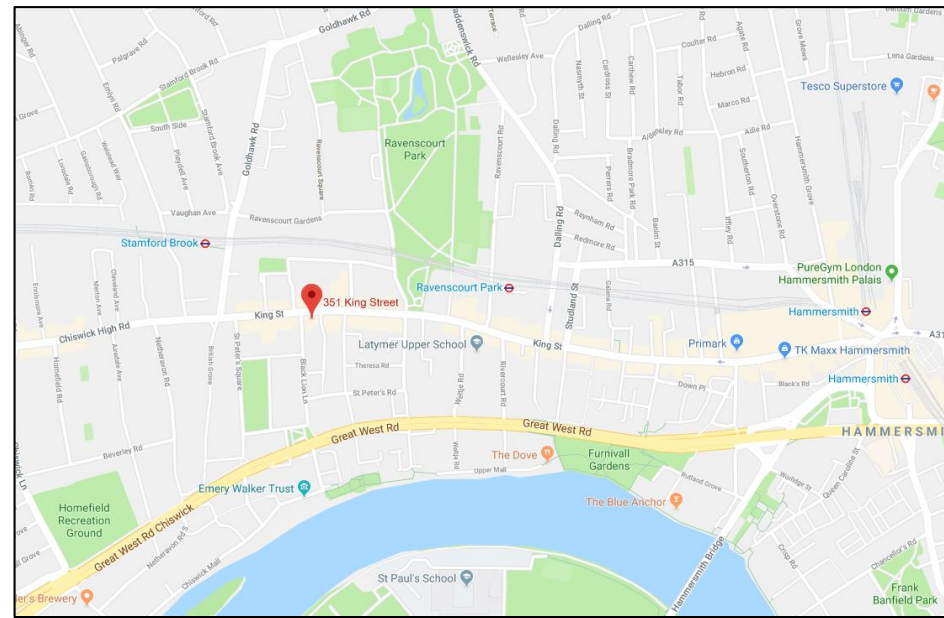
The property is not elected for VAT.

Legal Costs:

Each party is to be responsible for their own legal costs incurred in the transaction.

Viewing Arrangements:

Please contact Mike or Ashley at Randell Commercial on 020 7135 2033 for further information and viewings.



Business Rates:

Rateable Value – £19,500 (2017)

Rates Payable will be approximately £9,575 p.a.

Interested parties are advised to make their own enquiries with Hammersmith & Fulham Council.

EPC Rating:

An EPC has been commissioned.

Measurements:

Ground Floor	820 ft²	76.2 m²
Basement	313 ft²	29.1 m²
Rear Yard	341 ft²	31.7 m²

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