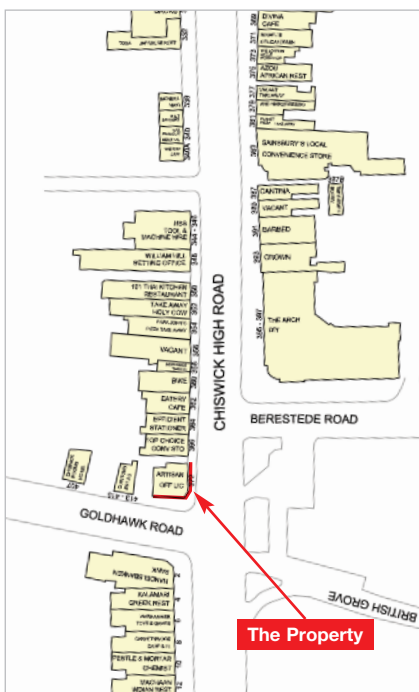


London W6 **370 & 372 King Street** **and 417 Goldhawk** **Road** **Chiswick** **W6 0RX**

- **Freehold and Leasehold Retail and Residential Investment**
- Attractive corner unit let until 2027
- Affluent London location on a busy high street
- Includes leasehold studio flat
- Shop Rent Review 2017
- Current Gross Rent Reserved
£39,500 pa



Tenure

Freehold and Leasehold. 370 King Street is held on a lease for a term of 100 years from 7th December 1995 (thus having some 78 years unexpired) at an initial ground rent of £8,000 per annum with RPI linked review.

Location

The London Borough of Hammersmith & Fulham is an affluent and popular suburb situated on the A4 between Kensington and Chiswick, some 6 miles west of Central London. To the south of the borough is the River Thames, with Hammersmith Bridge providing a link to Barnes. The property is situated on the northern side of King Street, at the western end joining Chiswick High Road. It is positioned on the corner between King Street and Goldhawk Road in a busy shopping street, just south of Stamford Brook Underground Station. Occupiers close by include Handelsbanken Bank, HSS Hire, Sainsbury's Local and William Hill, together with a range of local retailers and restaurants.

Description

The property is arranged on basement, ground and two upper floors to provide a ground floor coffee shop with basement ancillary accommodation.

VAT

Please refer to the Special Conditions of Sale.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allstop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 16 London W6**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Naked Coffee Ltd (2) (t/a Artisan the Heart of Coffee)	Basement Ground Floor Total 63.97 sq m (689 sq ft) 64.86 sq m (698 sq ft) 128.83 sq m (1,387 sq ft)	15 years from 05.11.2012 Rent review every 5th year FR & I Tenant option to break in 2022	£39,500 p.a.	Rent Review November 2017 (3)
Ground Floor 370 King Street	Vacant	Studio Flat (Not Inspected)			
417A Goldhawk Road	Individual(s)	Residential (Not Inspected)	999 years from 25.03.2011	Peppercorn	Reversion 3010

(1) Please refer to the legal pack for full details.

(2) Website: www.artisancoffee.co.uk

Artisan trade from 4 shops in South West London, the other locations being Putney, Ealing and East Sheen.

Total £39,500 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor S Nelken Esq, Freemans Solicitors. Tel: 0207 935 3522 e-mail: sn@freemanssolicitors.net