

FOR SALE DEVELOPMENT POTENTIAL



**HAMMERSMITH
& FULHAM**

whozoo.

357 King Street, London W6 9NH

Price **£600,000**



Property Type

SHOP & UPPERS



Size

1,679 FT²



Tenure

FREEHOLD



Borough

HAMMERSMITH & FULHAM



Planning Granted

NO



Existing Use

CLASS E

Tenanted



YES

Local Train Stations



Stamford Brook (0.2 miles)
Ravenscourt Park (0.3 miles)
Turnham Green (0.5 miles)

Local Amenities



Ravenscourt Park (0.1 miles)
Hammersmith Apollo (0.9 miles)
Westfield Shopping (1.6 miles)

VAT Applicable



NO

Rateable Value

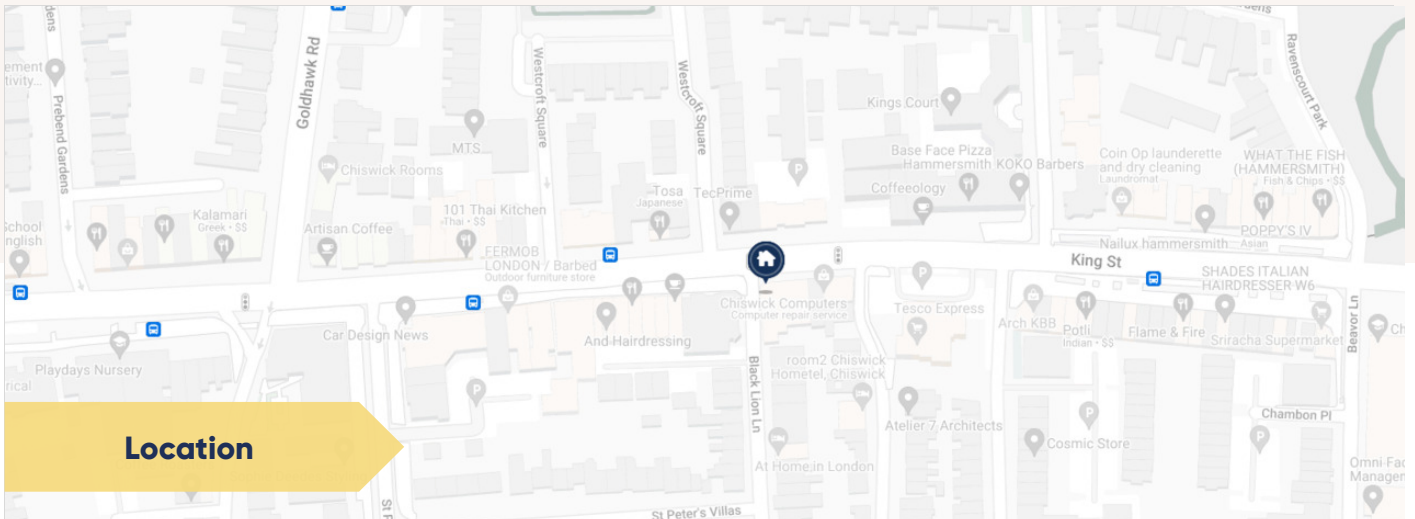


£22,500

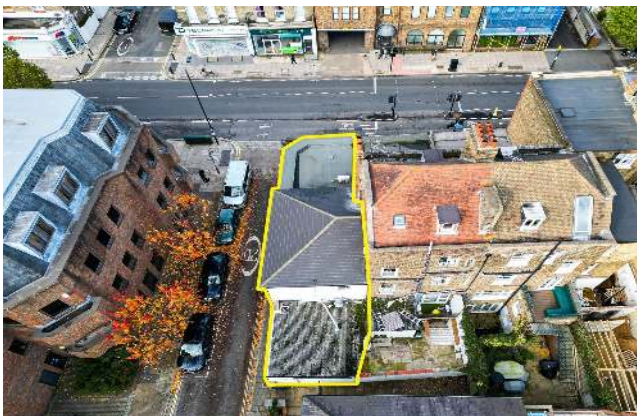
EPC



E



Location



Additional Information

Freehold commercial unit in a prime location in Hammersmith with clear development potential.

The property comprises a ground floor restaurant with a 2 bedroom managers flat on the first floor. The property is underlet with the tenant only paying £27,000 for the entire building with 20 years remaining on the lease.

The property has significant development potential being only two stories and its neighbouring properties being three to four stories. Additionally, there is a side access from Black Lion Lane which can lead directly to the first floor flat.

The Estimated Rental Value (ERV) is £55,000 per annum.

Whozoo are acting as joint agents with Savills Auction and a full legal will be provided





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