



FOR SALE

**178 King Street, London,
W6 0RA**

756 sq ft

**FREEHOLD RETAIL
INVESTMENT
OPPORTUNITY**



VIDEO TOUR

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Description

This is an excellent opportunity to secure a commercial/retail freehold investment.

The freehold benefits from a commercial tenancy on the ground floor and ground rents from 2 upper floor flats which have been sold off on long leases (details below).

The sale at £600,000 represents a gross yield of 7.33 based upon the current commercial tenancy.

Commercial Ground floor details - 756 sq ft occupied by Portico Estate Agents (Portico Property Ltd - D&B Rating N2)

Commercial Lease terms - 15 year lease from 11 October 2017 with no breaks (lease expires October 2032) with a current annual rent of £44,035 per annum.

Upper floor flats - 2 flats sold off on long leasehold basis. Residential Lease terms & Ground Rents : 99 years from Oct 1993 and 99 years from Aug 93. Both pay ground rents of £50 each for the first 33 years, £100 for the next 33 years and £150 per year for the remainder of the 99 year lease terms.



Location

Local Authority- London Borough of Hammersmith and Fulham.

King Street links Hammersmith Broadway to the east with Chiswick High Road to the West

Key points

- Central Retail location in Hammersmith
- Close to a range of national retailers
- Current Commercial Income £44,035 per annum
- Sale Price of £600,000 - representing a gross yield of 7.3 per cent before costs
- Rare Retail Freehold Investment Opportunity in prominent Hammersmith location





Rents, Rates & Charges

| | |
|----------------|----------------|
| Price | £600,000 |
| Rates | On application |
| Service Charge | On application |
| VAT | On application |
| EPC | B (43) |

Viewing & Further Information



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