



**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 two 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 square feet 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 - Two flats sold off on long leasehold basis. Residential Lease terms and ground rents are: 99 years from August 1993 and 99 years from October 1993. 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.

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## Location

Local Authority- London Borough of Hammersmith and Fulham.

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

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## Key points

- Total area of ground floor commercial unit - 756 square feet
- Central retail location in Hammersmith
- Sale price of £600,000 - representing a gross yield of 7.33 before costs
- Close to a range of national retailers
- Current commercial income £44,035 per annum
- 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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