



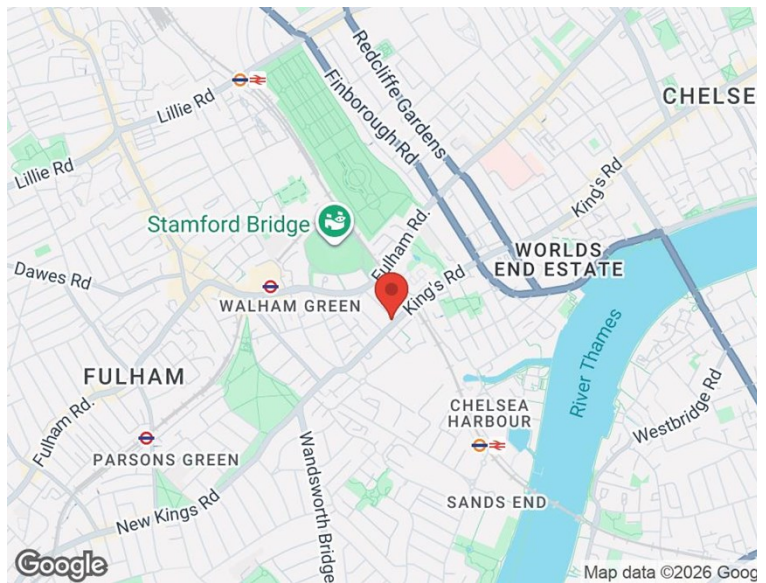
## 564 King's Road, London, SW6 2DY

A RESTAURANT PREMISES WITH FORECOURT & REAR GARDEN ON KING'S ROAD

### TO LET

**Area: 1,802.00 FT<sup>2</sup> (167.41M<sup>2</sup>) Rent: £75,000 per annum, exclusive of VAT**

- Fully glazed retractable frontage
- Open plan dining area 20+ covers
- Forecourt area 16 covers
- Garden courtyard 20+ covers
- Food prep area & dry storage
- X2 W/C's
- Full extraction
- 3 phase power & gas





## 564 King's Road, London, SW6 2DY

### LOCATION:

The premises are situated at the end of a parade of shops and uppers, on the northerly side of King's Road, at the corner of the junction with Holmead Road. Other local businesses include, Gutlin Clocks & Antiques, Furl Showroom, Havwoods Showroom, Julia Boston Antiques, Maxxmora UK, Waterworks Bathrooms, Christopher Farr Rugs, George Smith Home Furniture, And So To Bed, Knot Rugs, The Original Bed, Clay & Rock Tile and Bathroom, Villaverde Lighting Shop and Tesco Express. Public transport is accessed via busses on King's Road and tube access from Fulham Broadway (District line).

**LOCAL AUTHORITY:** Hammersmith & Fulham

### DESCRIPTION:

A ground floor restaurant / café premises and basement (Use-Class E), occupying part of a 3 storey, mixed-use, white painted brick building. The ground floor frontage has fully glazed bi-fold doors, leading to an open plan restaurant area for approximately 20 covers. To the rear of the premises is a kitchen, food prep room and 2 W/C. Stairs to the middle section of the unit descend to a basement, arranged as a storage area and cold room. To the front of the premises, set back from the street behind planters, is a forecourt accommodating seating for up to 16 covers. To the rear of the premises is a courtyard garden providing seating for a similar number of covers.

The premises benefits from commercial extraction, 3 phase power and gas.

### FLOOR AREA:

| FLOOR            | AREA FT <sup>2</sup>          | AREA M <sup>2</sup>        |
|------------------|-------------------------------|----------------------------|
| Ground Floor     | 885.00                        | 82.22                      |
| Basement         | 315.00                        | 29.26                      |
| Forecourt        | 169.00                        | 15.70                      |
| Garden Courtyard | 433.00                        | 40.23                      |
| <b>TOTAL</b>     | <b>1,802.00FT<sup>2</sup></b> | <b>167.41M<sup>2</sup></b> |

**FLOOR PLAN:** [Click Here](#)

**LEASE TERMS:** To grant a new FRI Lease outside the Landlord and Tenant Act 1954 for a term to be negotiated.

**RENT:** £75,000.00

### RATES:

Ratesable Value: £53,500 per annum  
Rates Payable: £25,680 per annum

**SERVICE** TBC

### CHARGE:

NB: We strongly recommend that you verify the rates with the London Borough of Hammersmith & Fulham's Business Rates Department on 0208 753 6681.

**POSSESSION:** Full vacant possession immediately on completion of legal formalities.

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

**VAT:** Not elected for VAT.

### EPC:

Available upon request.

### CONTACT:

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