

SHELLEY SANDZER

Since 1983

CLASS E PREMISES

(Would suit Restaurant, Pub or Retail)

TO LET

133-135 KING STREET, HAMMERSMITH,
LONDON, W6 3JG



LOCATION

Located on the bustling retail stretch of King Street, a key shopping destination in Hammersmith, this property is surrounded by popular retailers and eateries, including, Kings Mall, home to a successful IKEA outlet and the first standalone IKEA restaurant. Other local establishments include Taco Bell, JD Wetherspoon, Greggs, GDK, and Primark to name but a few. Lyric Square and its associated occupiers are also close by.

Hammersmith Broadway Underground Station is just a short walk away, providing access to multiple Underground lines and numerous bus routes.

ACCOMMODATION

Previously operating as a branded casual dining restaurant, the property is offered in a partially fitted condition and includes:

- A partially fitted kitchen with operational extraction systems and HVAC.
- Two walk-in fridge freezers.
- Male, female, and disabled WCs.

Floor Areas:

Basement (ancillary)	1,102 sq ft
Ground Floor(trading)	3,200 sq ft
First Floor (wc's)	549 sq ft
TOTAL AREA	4,951 sq ft

LEASE TERMS

The property is available under a new lease upon terms to be agreed.

RENT

Offers are invited in excess of £100,000 per annum, subject to contract, plus VAT (if applicable).

RATES

The Rateable Value is £43,000

For verification, interested parties are advised to contact the London Borough of Hammersmith & Fulham.

ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC can be provided to interested parties upon request.

PREMISES LICENCE

The property holds a Premises Licence permitting the sale of alcohol by retail until 11 PM, Monday to Sunday. Further details upon request.

LEGAL COSTS

Each party will bear their own legal costs associated with the transaction.

VIEWINGS

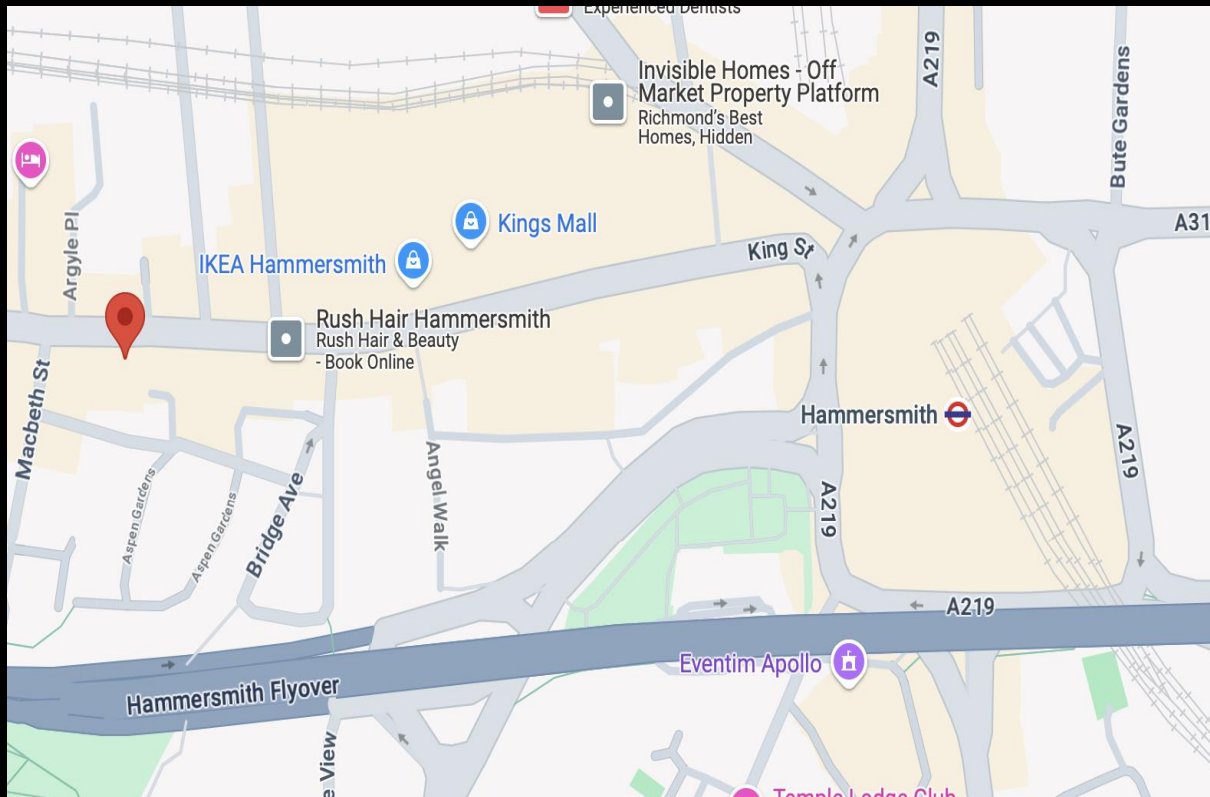
Strictly by appointment through the sole agents:

Shelley Sandzer

Nick Weir

Tel: 07930 408 271

nick@shelleysandzer.co.uk



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