

317 KING STREET HAMMERSMITH

W6 9NH

E CLASS SHOP
TO LET
AVAILABLE AS A WHOLE OR IN PART
Call 020 8748 8879

bf.
brasierfreeth.com

*313/315 Now Let
Subdivision works commencing including a new shop front
Remaining Unit To Let*

317 KING STREET HAMMERSMITH

W6 9NH

Retail Opportunity

TO LET

KEY DETAILS

- 313/315 now let
- Subdivision works commenced
- New shopfront
- Prominence to major arterial route

DESCRIPTION

The remaining unit is arranged over ground and basement floors.

This section of King Street provides a strong mix of quality independent retail and restaurant occupiers.

The subject premises are situated adjacent to Potli Indian Market, other nearby occupiers include Flame & Fire, Perfect Smile, River Greens, Amiika Spa, Maison Samadi Chocolates and Barcha Barcha.

ACCOMMODATION

The premises are arranged with the following approximate floor areas:

	Sq.m	Sq.ft
Ground Floor	39.48	425
Basement	35.77	385

The unit has fire escape routes at basement level to an external lobby area and staircase accessing the rear passageway for servicing.



317 KING STREET HAMMERSMITH

W6 9NH

LOCATION

The unit is located on King Street (A315) a major arterial route connecting Chiswick in the west with Central London in the East.

The location benefits from an affluent residential catchment, Hammersmith has a household income 64% above the Greater London average, with 375,000 residents and 177,000 shoppers within the catchment area.

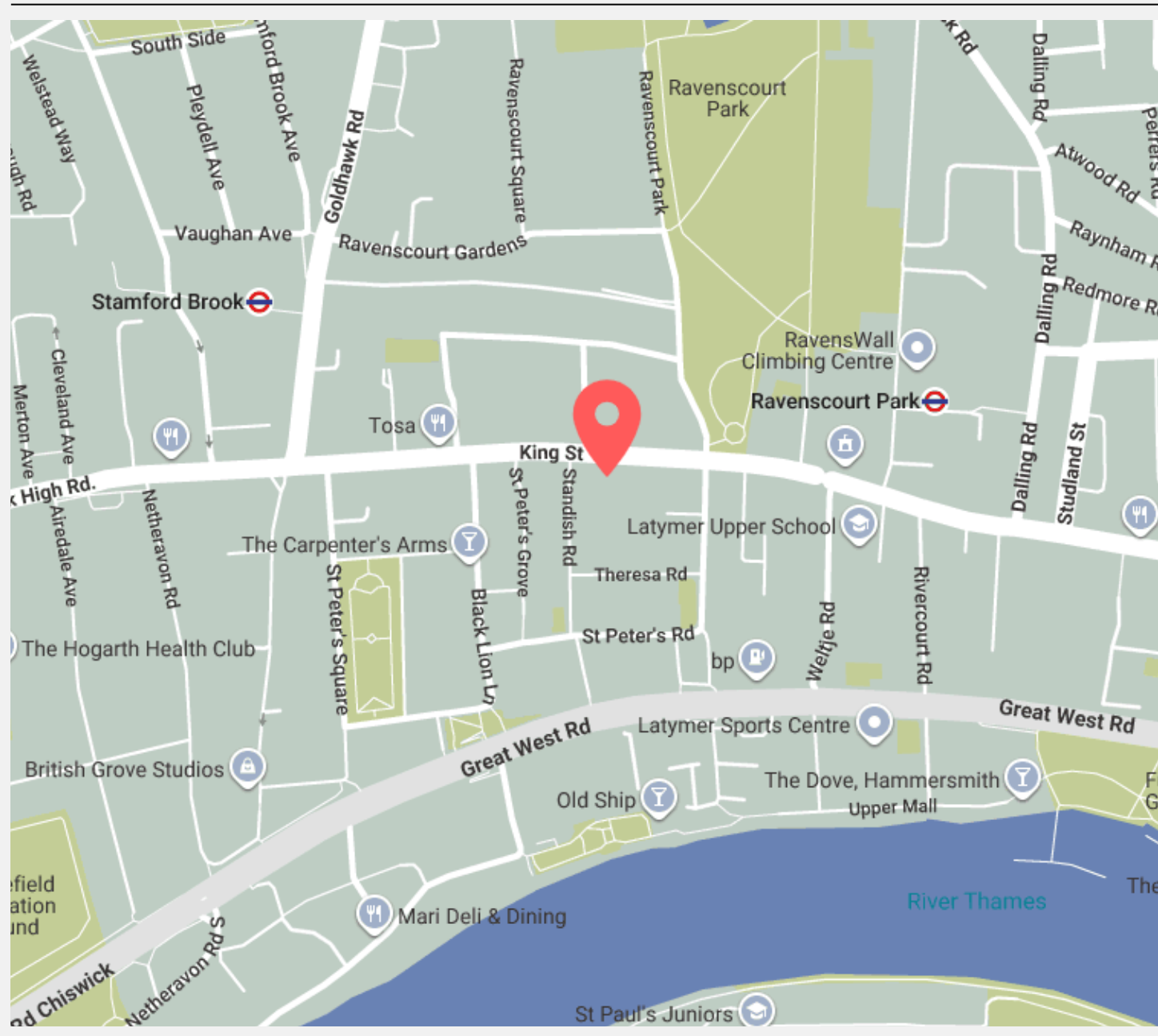
Whilst prime shopping is located at the eastern end of the street around Hammersmith Broadway Shopping Centre and Underground Station, the subject property is situated in the western section in Ravenscourt Park, which provides 13 hectares of open space, being one of the Borough's flagship parks.

Positioned on the south side of King Street close to the junction with Standish Road, the parade ownership is midway between Stamford Brook and Ravenscourt Park underground stations, both of which are within walking distance.

A significant amount of investment has been made along King Street with major office and residential developments underway including Dimes Place, the Town Hall Civic Campus and Cadogan Estates proposals for 199/222 King Street which will include a new 600 seat Curzon Cinema, 47 apartments, rooftop bar and retail accommodation.

Retail Opportunity

TO LET



317 KING STREET HAMMERSMITH

W6 9NH

Retail Opportunity

TO LET

TERMS

The unit is available on a new 8 or 12 year effectively full repairing and insuring lease, to be inside the Landlord & Tenant Act.

RENT

£26,000 per annum exclusive.

EPC

Further details available upon request. C 67.

BUSINESS RATES

The Rateable Value to be reassessed following the works.

For rates payable please refer to the Local Charging Authority, London Borough of Hammersmith & Fulham - 020 8748 3020.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.



Hammersmith
Broadway 3 min walk



Ravenscourt Park



Ravenscourt Park

Olive Tree

Pizza Home

Alicia Hair & Beauty

Polish Restaurant

Sugarcane Thai

Insite Opticians

Lulu & Simon

Top Accident

Asam & Potsie

Pizza Hut

Noshi

Launderette

Residential

Koko

RMC

Chic Touch

Base Face

Coffeeology

Artidan Coffee

Goldhawk Road



Premier Inn

Vencourt Place

Beavor Lane

Sriracha

ReformX

Top Hat

Barcha Barcha

River Greens

Shades Hair

Maison Samadi

Flame & Fire

Perfect Smile

Amika Spa

313/315 LET

317

Potli Indian

Arch Kitchens

Spanish Road

Tesco

Chiswick High Road

King Street

Great West Road

CONTACT

GET IN TOUCH

Damian Sumner

07974 085738

damian.sumner@brasierfreeth.com

Or joint agents

James Peasnell

07967 697918

james@jpretail.co.uk

Sian Fountain

020 7039 0130

sin@jpretail.co.uk

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth.