

313/315 NOW LET. SUBDIVISION WORKS COMMENCING INCLUDING A NEW SHOP FRONT. REMAINING UNIT TO LET

317 KING STREET HAMMERSMITH W6 9NH

bf
brasier freeth



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Retail Opportunity
TO LET

KEY DETAILS

- 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.



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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.

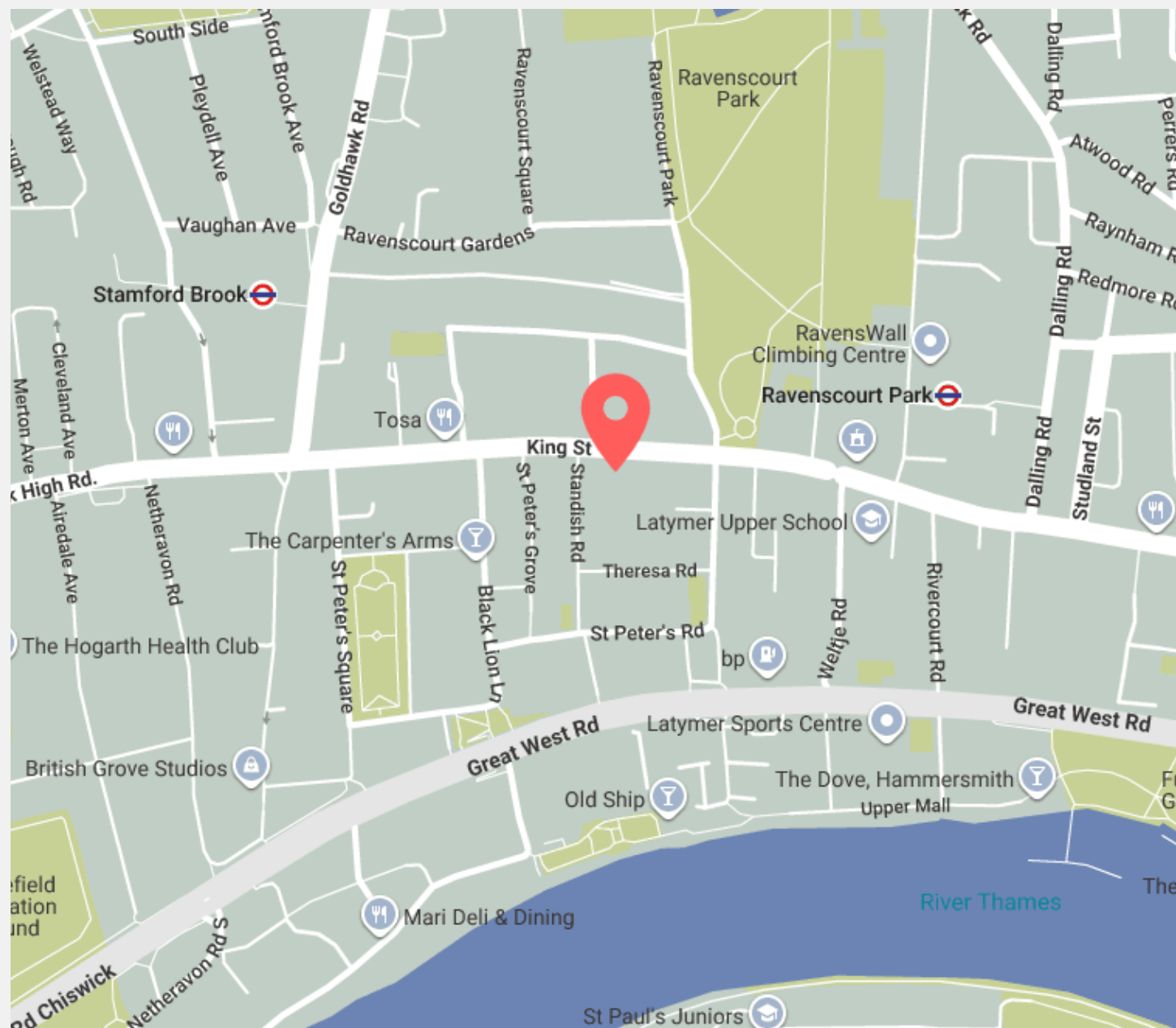
Whilst prime shopping is located at the eastern end of the street around Hammersmith Broadway Shopping Centre and Underground Station, the subject property is situated in the western section in Ravenscourt Park, which provides 13 hectares of open space, being one of the Borough's flagship parks.

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.

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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.



CONTACT

GET IN TOUCH

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