



SHOP TO LET

317 KING STREET
HAMMERSMITH W6 9NH

E CLASS USE

LOCATION

The property is situated on the south side of King Street, close to the junction with Standish Road, approximately midway between Stamford Brook and Ravenscourt Park overground stations.

Hammersmith Broadway (District and Piccadilly lines) are within 10 minutes walking distance.

The location benefits from an affluent residential catchment, situated between Hammersmith and Chiswick. Nearby traders include **Tesco**, **Perfect Smile Dental**, **KBB Kitchens**, **ReformX** and **Flame & Fire**.

ACCOMMODATION

The unit is arranged over ground and basement floor providing the following floor areas;

Ground Floor Sales	425sqft
Basement Ancillary	385sqft

The landlord has recently inserted a new new shop front.

The adjoining unit (313-315) has been let to a Sicilian café, deli and wine bar .
Opening Q3 this year.

RENT

£26,000 per annum exclusive.

LEASE

The units are available on new 8 or 12 year effectively full repairing and insuring leases, to be inside the Act.



RATING

The Rateable Value to be reassessed following the works.

VIEWING

Viewings are to be arranged strictly via this office.

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