

NEW LEASE AVAILABLE E CLASS USE

295 KING STREET HAMMERSMITH W6 9NH

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, both of which within walking distance.

between staniora brook and havenseour rank overground stations, both of which within waking distance.

The location benefits from an affluent residential catchment, situated between Hammersmith and Chiswick. Nearby traders include Saigon Saigon, Thai Smile Supermarket, KBB Kitchens, Tesco, Coffeeology, and Sugarcave Thai.

Accommodation

The premises comprise a lock-up shop arranged on ground and basement floors providing the following approximate dimensions and floor areas:

Internal Width	13ft 6 ins	4.11 m
Shop Depth	41ft	12.49 m
Ground Floor	565sqft	54.49 sqm
Basement	500sqft	46.45sqm

VIEWING

Viewings are to be arranged strictly via this office.

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Lease

The property is available on a new 8 or 12 year effectively full repairing and insuring lease to be inside the Act.

Rent £27,500 per annum exclusive.

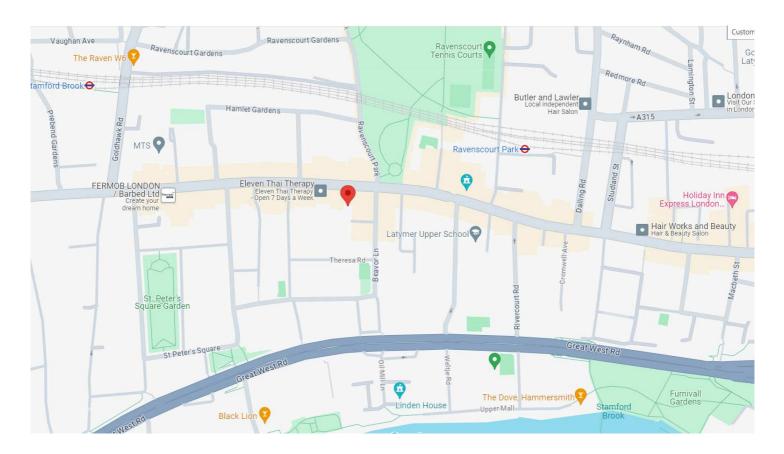
Rating

Rateable Value 2023 / 2024 - £13,250 Rates Payable 2023 / 2024 - £6,492





Tel: 020 7039 0130







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