



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.

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

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

VIEWING

Viewings are to be arranged strictly via this office.

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