

313-317 King Street |
Hammersmith | W6 9NH

Former Restaurant to Let | As a Whole

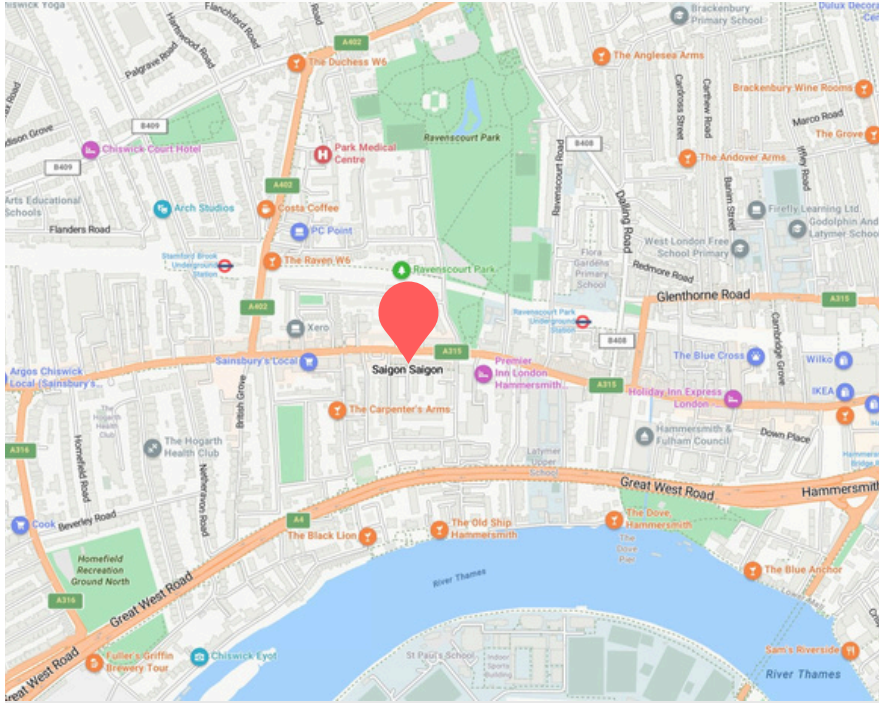
Alternatively Plans to Split to Create Two
New Units



Key features

- Popular Ravenscroft Park location
- Prominence to major arterial route
- Triple fronted unit
- Extensive seating area

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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.

Description

The premises comprise a triple fronted restaurant 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 Perfect Smile, River Greens, Amiika Spa, Maison Samadi Chocolates and Curvy Buns.

Olive Tree, Flame and Fire, Yaiya and Base Face Pizza are all recent openings within this section of King Street.

A large attractive paved area sits directly in front of the parade, providing an opportunity for extensive seating as shown on the attached photograph.

Accommodation

Originally a Vietnamese restaurant, the unit trades over ground and basement floors, arranged with two connected dining rooms at ground floor with additional seating in the basement.

The premises are arranged with the following approximate dimensions and floor areas:

Shop frontage	14.90 m	49 ft 10 ins
Shop depth	9.20 m	38 ft 2 ins
Ground floor restaurant	113.80 Sq.m	1,225 Sq.ft
Basement kitchen/seating	123.56 Sq.m	1,330 Sq.ft
TOTAL	237.36 Sq.m	2,555 Sq.ft

Or can be split as follows:

313-315 King Street (left hand facing)

Ground floor	74.32 sq.m	800 Sq.ft
Basement	87.79 Sq.m	945 Sq.ft

317 King Street (right hand side)

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

The basement of 313/315 benefits from extensive WC facilities at basement level.

Both units have fire escape routes at basement level to an external lobby area and staircase accessing the rear passageway for servicing.

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Terms

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

Rent

313-315 King Street	£48,000 per annum exclusive
317 King Street	£26,000 per annum exclusive
313-317 King Street	£65,000 per annum exclusive

EPC

Further details available upon request. C 67.

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 is to be responsible for their own legal costs incurred in this transaction.



VIEWINGS - Strictly by appointment

Contact

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Or joint agents

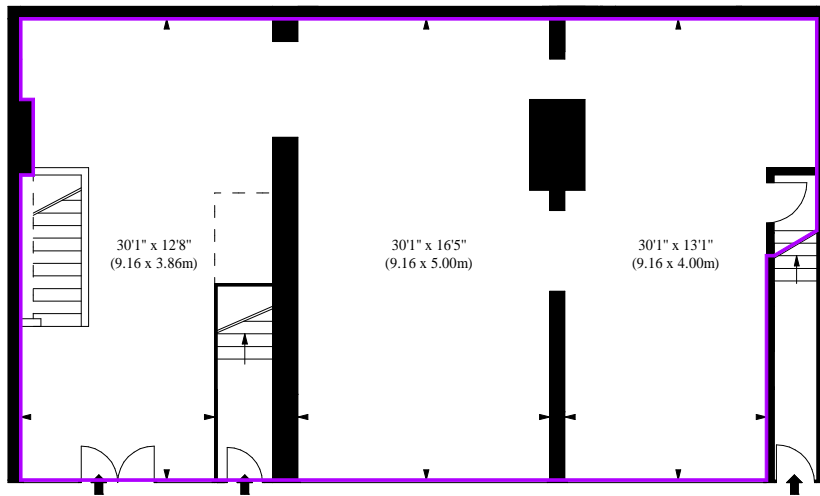
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• Corporate structure and ownership details
• Identification and verification of ultimate beneficial owners
• Satisfactory proof of the source of funds for the Buyers/Funders/Lessee
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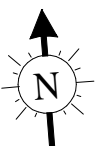
Draft



GROUND FLOOR



BASEMENT



Hammersmith
Broadway 3 min walk



















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

Hamlet Gardens

Koko

RMC

Chic Touch

Base Face

Coffeology

Artidan Coffee

Goldhawk Road

King Street

Chiswick High Road

Premier Inn

Vencourt Place

Beavor Lane

Sriracha

ReformX

Top Hat

Curvey Buns

River Greens

Shades Hair

Dr Wakde's

Flame & Fire

Perfect Smile

Amika Spa

313/317 King Street

Potli Indian

Arch Kitckens

Spanish Road

Tesco

Great West Road

