FORMER RESTAURANT TO LET

313-315 KING STREET HAMMERSMITH W6 9NH

bf.
brasier freeth

313-315 KING STREET HAMMERSMITH
W6 9NH

Retail Opportunity
TO LET

KEY DETAILS

- Popular Ravenscroft Park location
- Prominence to major arterial route
- Extensive seating area
- Double fronted with new shopfront installed
- Recently refurbished

DESCRIPTION

The premises originally comprised a triple-fronted restaurant but has more recently been subdivided to create 2 brand new units. 317 King Street, adjacent being let separately. 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.

ACCOMMODATION

The property has the following approximate dimensions and floor areas:

Floor	*Size Sq.m*	*Size Sq.ft*
Ground Floor	79.43	855
Basement	83.60	900
TOTAL	**163.03**	**1,755**

The basement benefits from extensive WC facilities at basement level. Both units have fire escape routes at basement level to an external lobby area and a staircase accessing the rear passageway for servicing.

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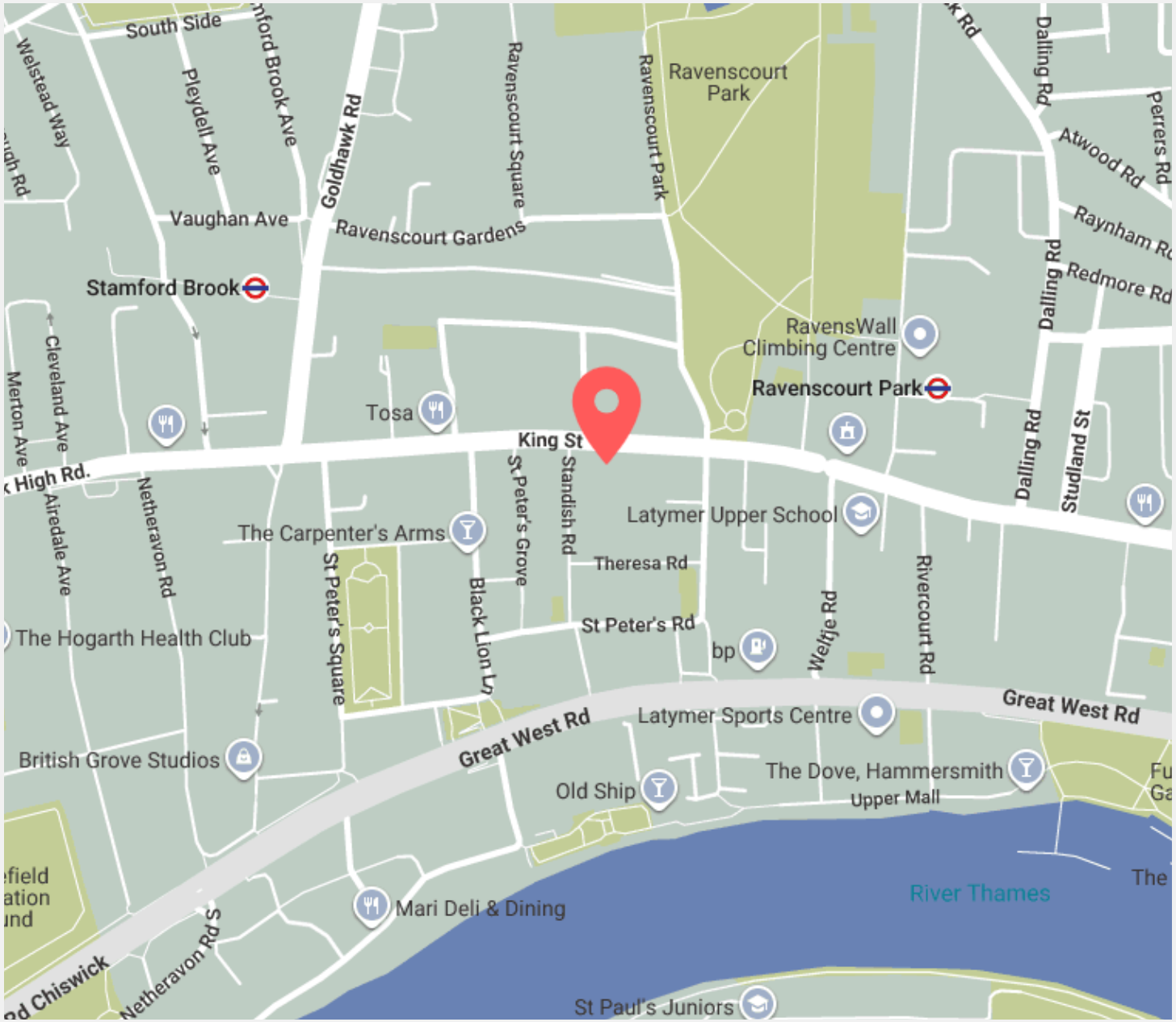
LOCATION

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

RENT

£48,000 per annum exclusive.

EPC

Further details available upon request. C 67.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £65,500.

For rates payable please refer to
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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