

# TO LET : RETAIL UNIT, HAMMERSMITH, W6



**SUITABLE FOR F&B USE**  
1,350 SQ FT / 125.42 SQ M

121 King Street  
Hammersmith  
London W6 9JG

## Location

The property is located on the east side of King Street, close to the intersection of Hammersmith Road and Shepherds Bush Road. Hammersmith Underground station is close by. Some nearby national operators include: IKEA, TK Maxx, H&M, WH Smith, Pret A Manger, Nando's, Holland & Barrett, Boots, Primark, Iceland, Savers and Greggs.

## Accommodation

The available accommodation comprises a ground floor retail unit. It benefits from a shop front and door onto King Street, plus a rear entrance and loading area accessed via Down Place Road.

- comfort cooling (not checked)
- kitchen
- extraction (not checked for working order)
- WC
- rear loading area
- wooden flooring

## Lease

A new lease is available by negotiation directly from the Landlord. Offers in excess of £70,000 per annum exclusive.



*The particulars shown are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.*

**Aston Rose, part of Rapleys offers a wide range of professional property services, including the following:**

**Property Management**  
johnwilliams@astonrose.co.uk

**Investment & Development**  
kenmorgan@astonrose.co.uk

**Building Consultancy**  
timrichards@astonrose.co.uk

**Sales, Lettings & Acquisitions**  
timrichards@astonrose.co.uk

**Lease Advisory**  
robcragg@astonrose.co.uk

**Valuation Services**  
duncanpreston@astonrose.co.uk

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## Rates

Rates payable approximately £21,457 per annum. (Rateable Value - £43,000).

## Legal Costs

Each party is to be responsible for their own legal costs.

## Energy Performance Certificate (EPC)

The property has an Energy Asset Rating of E112.

## Further Information and Viewings

Please contact sole agents Aston Rose:

Tom Newey T: 020 7079 1949  
E: tomnewey@astonrose.co.uk

Tim Richards T: 020 7409 9447  
E: timrichards@astonrose.co.uk



## Use - Important Notice

On 1st September 2020 a new Use Class E was introduced in England. This incorporates the old use classes A1, A2, A3, B1 and elements of D1 and D2. Thanks to this, the subject property can now be used for retail, light industrial, office, café, restaurant, training, R&D, creche/nursery, fitness, health and medical services without planning consent for change of use.

*NB The Landlord is under no obligation to accept any of the above uses.*

Subject to Contract  
January 2023

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