



## SHOP TO LET

317 KING STREET  
HAMMERSMITH W6 9NH

### E CLASS USE

#### 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. Hammersmith Broadway (District and Piccadilly lines) are within 10 minutes walking distance.

The location benefits from an affluent residential catchment, situated between Hammersmith and Chiswick. Nearby traders include **Tesco**, **Perfect Smile Dental**, **KBB Kitchens**, **ReformX** and **Flame & Fire**.

#### ACCOMMODATION

The unit is arranged over ground and basement floor providing the following floor areas;

Ground Floor Sales	425sqft
Basement Ancillary	385sqft

The landlord is to install a new new shop front.

The adjoining unit (313-315) is under offer.

#### RENT

£26,000 per annum exclusive.

#### LEASE

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



Tel: 020 7039 0130

### RATING

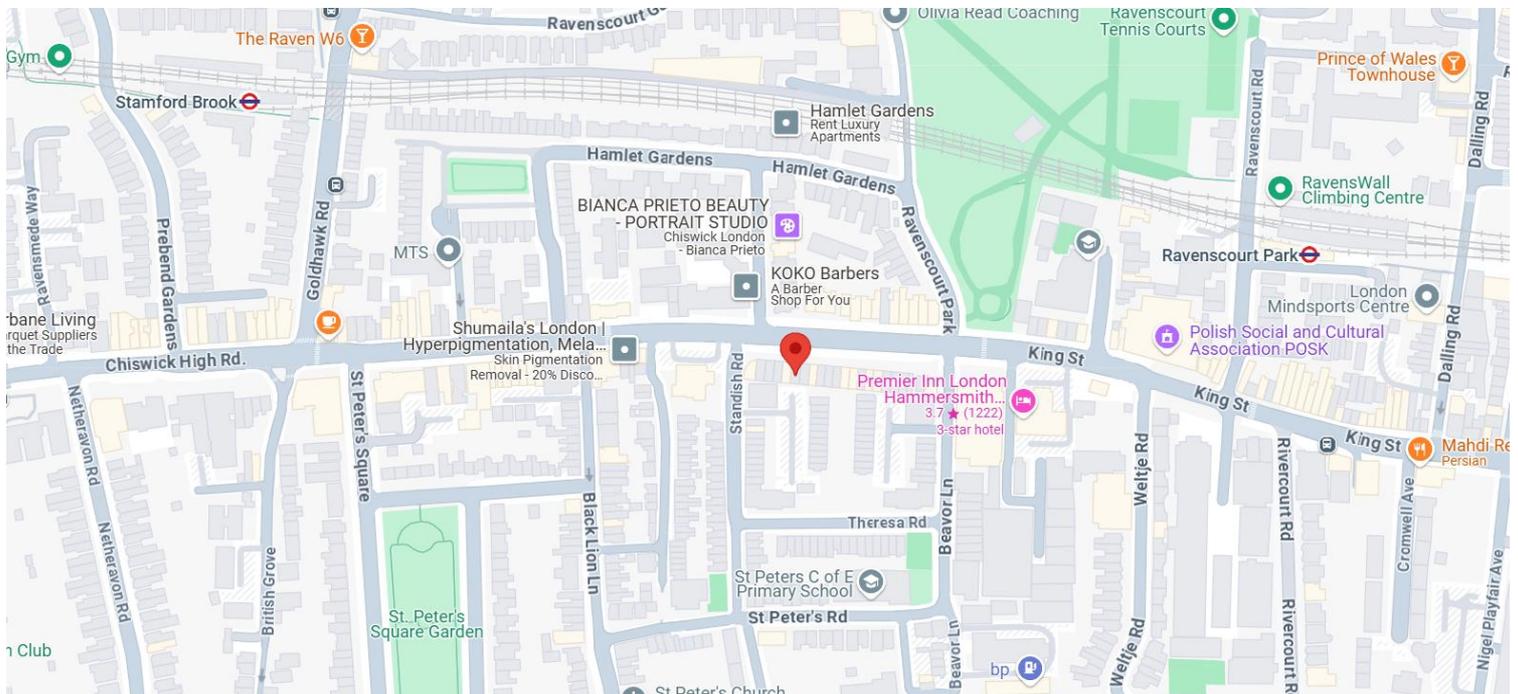
The Rateable Value to be reassessed following the works.

### VIEWING

Viewings are to be arranged strictly via this office.

James Peasnell – [james@jpretail.co.uk](mailto:james@jpretail.co.uk) – 07967 697918

Sian Fountain – [sian@jpretail.co.uk](mailto:sian@jpretail.co.uk) - Tel: 0207 039 0130



Disclaimer Whilst every care is taken in the preparation of these particulars, JP Retail Ltd, any joint agents involved and the vendor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agents firm have no authority to make any representation or warranty to make any representation or warranty in relation to the property.