



130 King Street  
Hammersmith, W6 0QU

## Prime Hammersmith Restaurant/Café

1,122 sq ft  
(104.24 sq m)

- New Lease
- 60+ Covers
- Outside Seating
- Premise Licence in Place
- Nearby Transport Links

# 130 King Street, Hammersmith, W6 0QU

## Summary

Available Size	1,122 sq ft
Rent	£50,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	762	70.79
Basement	360	33.45
Total	1,122	104.24

## Description

The premises contains a fully fitted kitchen with extraction, operating as an all-day brassiere. The unit is arranged across ground floor and basement to hold 50 covers inside and 12 covers outside. The ground floor has a serving kitchen with a dining area, whereas the basement features the kitchen, toilets and storage room.

## Location

The premises are located in a prime position on King Street in the heart of Hammersmith. The premises benefit from close transport links, less than a 10-minute walk from both Ravenscourt Park and Hammersmith Underground Station. Nearby restaurants and bars include Nando's, Taco Bell, Sagar, The Salutation, The William Morris and Hop Poles to name a few.

## Tenure

A new lease to be agreed for a term of 15 Years with every 5 yearly rent reviews. With the next rent review due this year. The lease is granted Inside the security of tenure provisions of the Landlord & Tenant Act 1954.

## Rent

£50,000 per annum exclusive.

## Premises Licence

The premises benefit from E class planning use class, along with a premises licence which allows for the sale of alcohol until 11 pm, Monday to Sunday.

## Premium

Offers in the region of £120,000.

## VAT

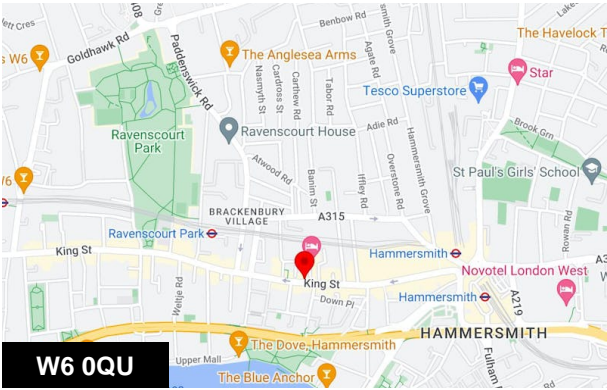
All prices quoted may be subject to VAT if applicable.

## Confidentiality

This sale is highly confidential and under no circumstances should be a direct approach be made to staff as they are unaware of an impending sale.

## Holding Deposit

A holding deposit will be required to secure the property; the deposit will buy a period of exclusivity and will be held in the CDG Leisure client account.



## Viewing & Further Information



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