

# TO LET

RETAIL FRONTAGE PREMISES

**MJFINN**  
COMMERCIAL

**020-8995 5678**



## RETAIL UNIT, 236-248 KING STREET, HAMMERSMITH W6 0RF

**258 sq.ft. (24 sq.m.)**

**Location:** Forming part of the ground floor retail space of this iconic and long established (1974) Polish Social & Cultural Centre which is prominently positioned on the North side of King Street (A315) Hammersmith, close to its junction with Ravenscourt Road; directly opposite Latymer Upper School. This section of King Street is renowned for its wide variety of specialist shops and restaurants, including Indian Zing restaurant, Pure Barberism, The Hampshire Hog PH, YY Security, KFH and diagonally opposite Premier Inn London Hammersmith. And very close by to the redevelopment (under construction) of West King Street (181 – 187 King Street Town Hall extension and 207 King Street former Cineworld) with planning permission for a scheme to comprise 4 screen cinema, over 200 residential units, offices and A1/A3 Use commercial units. The location is very well served by public transport. Ravenscourt Park Tfl station (district line) within 150m and the many bus routes which pass the front door.

**Description:** Class E Use premises arranged over the raised ground floor with stepped and slope access from the pavement. Adjacent to main entrance to the Polish Social & Cultural Centre. ▶ Window frontage (ave.) - 13'7 (3.99m) ▶ Ceiling height - 10'7 (3.23m)

### FLOOR

|               |                    |                  |
|---------------|--------------------|------------------|
| Raised Ground | 258                | 24               |
| <b>TOTAL</b>  | <b>258 sq. ft.</b> | <b>24 sq. m.</b> |

[www.mjfinncommercial.co.uk](http://www.mjfinncommercial.co.uk)

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- Features:**
- Class E Use
  - Shop frontage - RAISED ground floor
  - Forming part of iconic Cultural Centre
  - Prominent window frontage
  - Share WCs/Washrooms - main building
  - Parking by separate negotiation
  - Access to comprehensive facilities
  - Accessible location
  - Additional office suites available
  - NEW LEASE - Flexible terms
- Terms:** Effectively a new full repairing & insuring lease, by way of service charge at £11/sq.ft., to be held for a term by mutual arrangement.
- Rent:** £15,000 p.a.x.
- Premium:** Nil.
- Rates:** Please contact the London Borough of Hammersmith and Fulham - we are advised that the rateable value for the unit is £14,500.
- EPC:** C (75)
- VAT:** VAT is applicable.
- Legal Costs:** The tenant to contribute £1,500 plus VAT towards the landlord's legal costs.
- Possession:** Immediately upon completion of legal formalities.
- Viewing:** Strictly by appointment only.  
**Important note:** all viewing attendees must be wearing a face mask to enter the property.
- Contact:** Jojo Finn  
020 8995 5678  
jojo@mjfinncommercial.co.uk



Subject to Contract: Dec-21

**CONTACT US**  
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