

# 110-114 KING STREET

HAMMERSMITH, W6

**Flagship Retail /  
Restaurant / Leisure / Gym  
Opportunity in the Heart of  
HAMMERSMITH**

**CLASS E OPPORTUNITY  
2,200 SQ FT -  
4,500 SQ FT**





# Hammersmith



Strong retail investment



Vibrant culinary offering



Home to the Hammersmith Apollo

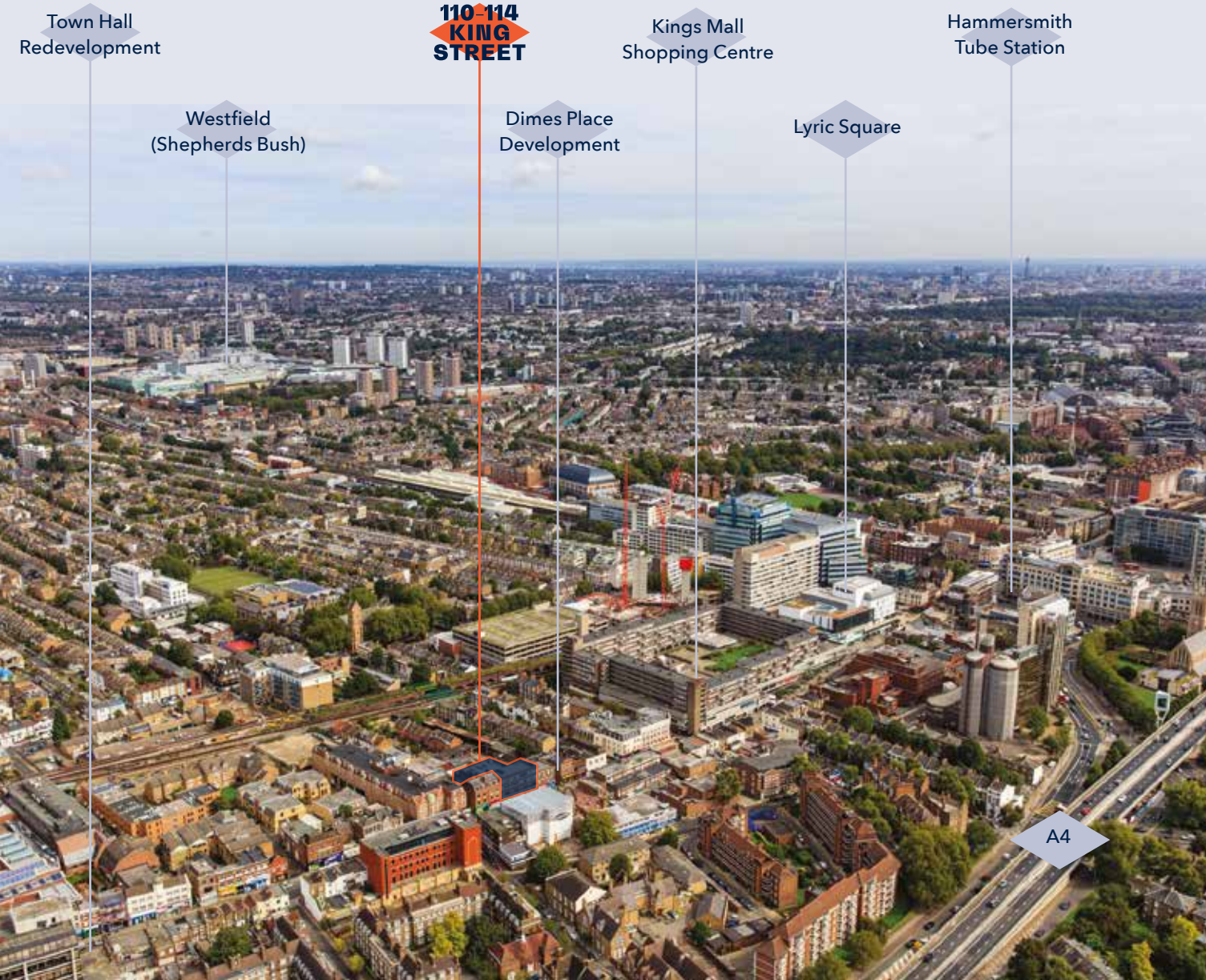


Thriving pub scene





# Connectivity



**3**

minute walk to Hammersmith Underground

**4**

tube lines: Circle, District, Piccadilly and Hammersmith & City,

**6.5**

miles from Central London

**10**

minutes to M4 via A4

**20**

minutes direct tube to the West End

**23**

minutes to M25 via A4

**30**

minutes to Heathrow Airport

**64%**

Household income 64% above Greater London average

**127k**

peopled employed by 10k businesses in the borough

**375k**

residents and 177k shoppers in the catchment area

# Location

The subject premises occupies a prominent location fronting onto King Street, Hammersmith's main retail thoroughfare. It is also the major arterial route connecting Chiswick in the west with Central London in the East.

Situated in a prime location on the north side of King Street in very close proximity to the Kings Mall Shopping Centre. The property is therefore extremely well placed to benefit from passing footfall.

Hammersmith boasts a vast array of national retailers along King Street including Tortilla, IKEA, Nandos, JD, Savers, Taco Bell, GDK, Primark, Sainsburys, Superdrug, TK Maxx, Barclays Bank and HSBC

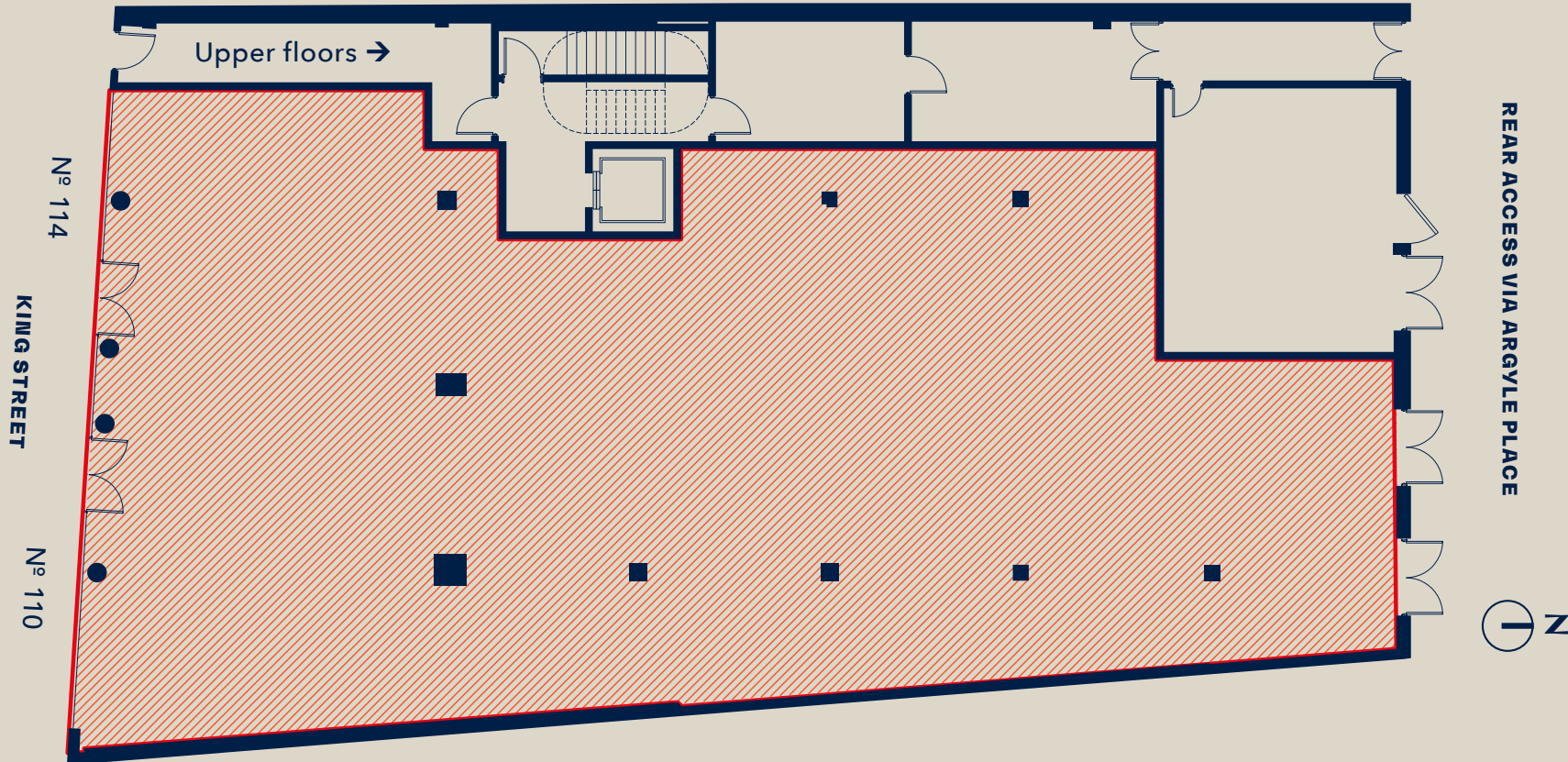
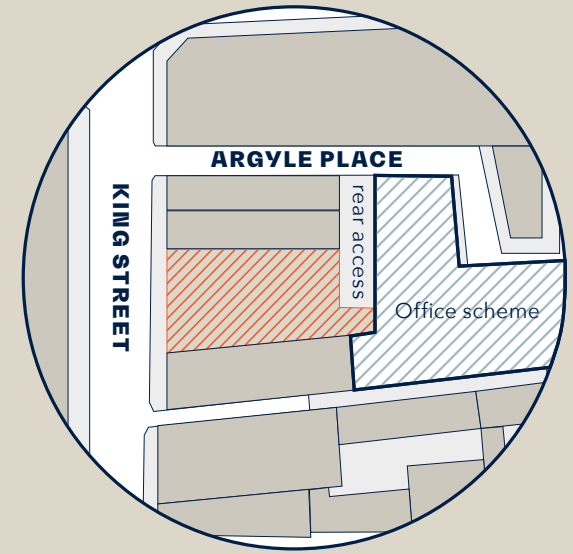


# The Opportunity

A unique Class E opportunity to secure up to 4,500 sq. ft. on King Street, Hammersmith.

Floorplans showing the split options can be provided on request.

Whole Floor	GIA sq ft	GIA sq m	Split	GIA sq ft	GIA sq m
Ground	4,500	418.06	Nº 110	2,300	214
			Nº 114	2,200	204







**MISREPRESENTATION ACT:**

These particulars do not constitute part of an offer or contract. They are intended as a guide to prospective purchasers or lessees. All reasonable care has been taken in the preparation of these particulars but their accuracy is not guaranteed. All areas subject to final measurement. The purchaser or lessee should satisfy themselves as to the correctness. Neither the agent or the vendors or lessors are to be or become under any liability or claim in respect of the particulars. These particulars are supplied on the understanding that all negotiations are conducted through this office. February 2023

**TERMS**

The premises are available subject to an effective full repairing and insuring lease, for a term of years to be agreed.

**COMMENCING RENT**

Upon application.

**SERVICE CHARGE**

To be determined dependent upon the nature of any reconfiguration.

**BUSINESS RATES**

To be assessed.

**EPC**

A current EPC report is available upon request.

**PLANNING / USE**

All plans and floor areas referenced in this brochure remain subject to planning. The premises benefit from E-Class use.

**VIEWING**

All viewings must be made via joint agents DCL and KLM.



**DAVIS  
COFFEY  
LYONS**

**LOUIE GAZDAR**  
T. 0207 299 0745  
E. lgazdar@dcl.co.uk

**PHOEBE BRYDON**  
T. 020 7299 0726  
E. pbrydon@dcl.co.uk



**WILL THOMAS**  
M. 07795 691490  
E. wthomas@klm-re.com

**JAMES WILLIAMSON**  
M. 07587 353434  
E. jwilliamson@klm-re.com

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