



**DAVIS
COFFEY
LYONS**

**Old Suffolk Punch
80 Fulham Palace Road
London W6 9PL**



New Lease - Prime Public House, Hammersmith

Summary

- A new Free of Tie Lease
- Rent free periods available for fit out purposes.
- Ground and basement
- Situated in Hammersmith, in a prominent position on Fulham Palace Road, which is a mix of retail, leisure, offices and residential uses.
- Excellent transport connectivity, within 5 minutes walk of Hammersmith Underground and Bus Station, and the Hammersmith Apollo Theatre.
- A new 40 bed hotel letting above, opening soon.
- **Rental offers invited.**

The Property

Description

The property is a four storey building of brick construction under a pitch slate roof. The pub accommodation is arranged over basement and ground floors.

Accommodation

The property will be handed over in shell condition.

Floor Areas

The building currently comprises of ground and basement trading and ancillary areas.



Ground	847 sq ft
Basement	788 sq ft
Total GIA	1,635 sq ft

Location

The property is located in the London Borough of Hammersmith and Fulham. Hammersmith is located approximately 4 miles southwest of Central London, with Shepherd's Bush to the north, Kensington and Earls Court to the east, the River Thames to the south and Chiswick and Ravenscourt Park to the west.

Prominently positioned on Fulham Palace Road, the building is situated within 5 minutes walking distance of Hammersmith Underground and Bus Station, and the Hammersmith Apollo Theatre. The building is also in close proximity to Charing Cross Hospital and Assembly London, which comprises of 220,000 sq ft of office, retail and restaurant accommodation.



The building is well served by public transport. Hammersmith Underground Station (Piccadilly, Circle & District lines) is situated approximately 300 metres from the site providing direct access to South Kensington (8 mins), Victoria (14 mins), Green Park (14 mins) and Westminster (18 mins). The site has achieved a PTAL rating of 6a given its immediate proximity to Hammersmith Underground Station.

Tenure

The property is available by way of an FRI 20 year Free of Tie lease subject to five yearly rent reviews, contracted inside the security of tenure provisions of the 1954 Landlord & Tenant Act Part II (as amended).

Rent

Rental Offers Invited

Planning

The property is located in the London Borough of Hammersmith and Fulham. The property is located within the Crabtree conservation area. The property is not listed.

Use

The premises shall be used as a Public House within Use Class Sui Generis of the Town and Country Planning (Use Classes) Order 1987.

EPC

A copy of the EPC is available upon request

Leasehold Terms

A free of tie lease. All offers invited.

Business Rates

The property is listed in the VOA business rates list as having a rateable value of £32,500 as at 1 April 2026.

Contacts

Viewings strictly by prior appointment with sole agents Davis Coffe Lyons.



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