



A CENTRAL HAMMERSMITH
FREEHOLD SUITABLE FOR
AN OWNER OCCUPIER OR
CONVERSION TO A MIXED
USE DEVELOPMENT

134-136
KING STREET
HAMMERSMITH W6

FOR SALE
FREEHOLD
SITE
CENTRAL
HAMMERSMITH

9,190 sq ft
(853.8 sq m)
GROSS INTERNAL AREA



SITE & BUILDING DESCRIPTION

A semi detached building constructed circa 1900 and comprises two adjoining retail units arranged at ground floor level, and vacant former offices over the first and second floors.

The upper elevation has exposed red brick with timber framed single glazed sash windows. The property has a tiled, pitched roof recessed behind a parapet wall.

External Areas

To the left hand side of the shops is a strip of land currently used for parking with nine delineated car parking spaces. To the front of the land are metal railings and a pedestrian access. To the rear of the building is a further area of hard-standing.



We understand that there is a basement under part of the property which has a restricted head height and no natural light. The basement is not demised to either retail unit. We have not inspected this part of the property.

The former tenant William Hill has vacated the retail unit at 136 King Street and it is now empty. The unit has been stripped out.

The former offices at first and second floor levels have also been stripped out, pending redevelopment.

The retail unit at 134 King Street is tenanted and the retail unit at 136 King Street is vacant. Each shop has a full height aluminium framed window. The shops are configured with open plan sales area to the front with ancillary staff kitchenettes and WCs to the rear.

There is a separate entrance from the side of the property providing access to the upper parts. At ground floor level is an entrance lobby with stairs to the upper floors. The first and second floors were formerly offices. There is an empty lift shaft to the rear.



EXISTING PLANS

RETAIL

ADDRESS	FLOOR	USE	SQ M	SQ FT
134 King Street	Ground	Retail	149.99	1,616
136 King Street	Ground	Retail	149.96	1,613
TOTAL NET		INTERNAL AREA	299.95	3,229

Zone A areas for 134 King Street is 756 sq ft, Zone A area of 136 King Street is 765 sq ft (ITZA)

UPPER PARTS

ADDRESS	FLOOR	USE	SQ M	SQ FT
	Ground	Vacant office	39.03	420
134/136 King Street	First	Vacant office	315.52	3,396
134/136 King Street	Second	Vacant office	102.26	1,101
Total Net		Gross Int. Area	456.81	4,917

The net internal area of the upper parts to be approximately 4,204 sq ft.

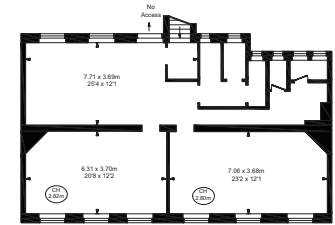
TENANCY SCHEDULE – full vacant possession can be obtained

TENANT	DEMISE	LEASE START DATE	LEASE END DATE	ANNUAL RENT PA	BREAK DATE	LEASE NOTES
Kinleigh Fol-kard Hayward (parking)	Car Parking	23 March 2021	22 March 2024	£9,000	N/A	Annual licence with 3 months notice for either side.
Mr Mohammad	134 King Street	27 April 2018	26 April 2021	£12,000	Holding Over	Lease is outside the Act
Escape London Ltd	136 King Street	24 March 2022	23 March 2027	£48,000	From 24th March 2024 Landlord only break – rolling 6 months notice.	Lease is outside the Act, Rent deposit of £12k + VAT.
Vacant	Offices					Vacant & stripped out

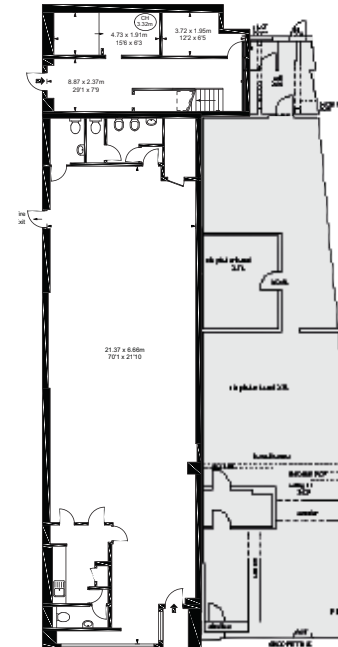
VIDEO TOUR



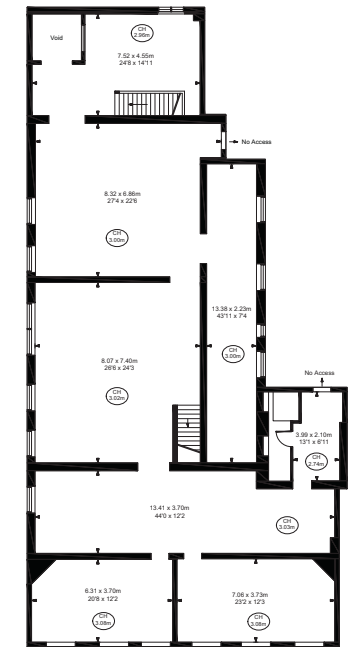
SECOND



GROUND



FIRST



KING STREET

Gray area taken from old plans, measurements have **not** been checked.

PLANNING & POTENTIAL

The Property has planning consent for two schemes

Proposed Scheme 1 Upper Parts, 134-136 King Street

Planning permission reference 2010/01012 was granted in September 2010 for:

'Change of use of first and second floors from a General Office Use (Class B1) into four x 1 bedroom self contained flats, four x 2 bedroom self contained flats and one x 3 bedroom self contained flat; erection of a part one, part two and part three storey rear extension at first, second and third floor levels; erection of glass balustrade at roof level. In connection with its use as a roof garden; erection of a single storey rear extension for use as bicycle storage space.'

Total sales area of 517.4 sq m

Note – this scheme has been formally implemented by authorised works.



For the 2015 consent, this entailed building over the pedestrian right of way across the site from King Street to Albion Place but retaining pedestrian access and in addition access to a utility cable which cannot be built over. The scheme provides for a self contained 3 bed duplex unit over first and second floor with private stair access from ground floor. A new small commercial unit on the ground floor is also provided.

Proposed Scheme 2

Land adjacent to 1
36 King Street

Planning permission reference 2015/02906/FUL was granted in August 2015 for:

'Redevelopment of the site to provide a three storey building to provide 27sq m of commercial floorspace at ground floor level (flexible use classes within A1, A2 and A3) and a self-contained three bedroom residential unit at first and second floor level; formation of a balconies at first and second floor level to the rear elevation; and cycle storage.'



The vendor has had outline designs produced for a rationalisation of the above planning applications to enhance the design and layout by redesigning the 2010 consent to keep within 9 units plus commercial space on the ground and basement – see illustrations and layouts.

THE PROPOSED SCHEME

FLOORS	1 Bed	2 Bed	3 Bed
Ground	0	0	1
First	1	2	1
Second	1	2	1
Third	0	0	1
TOTAL	2	4	4

(TOTAL UNITS 10)

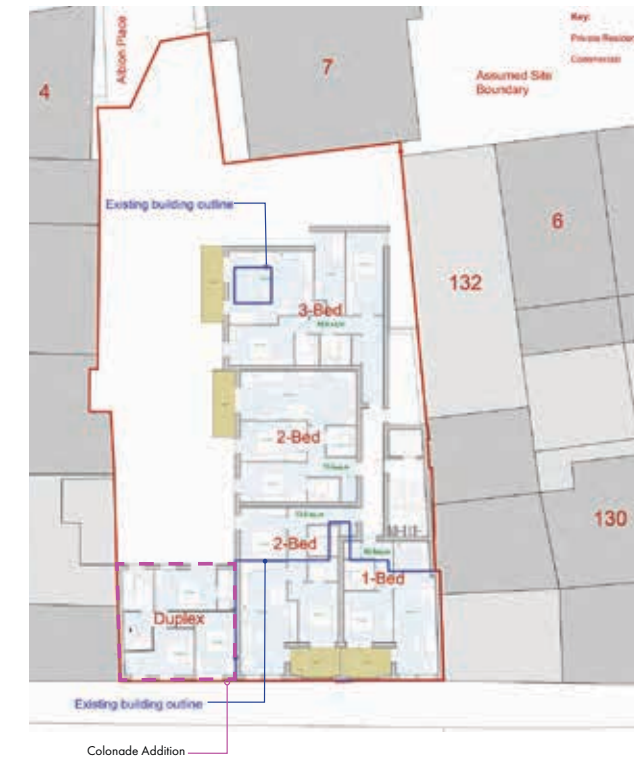
GROUND



FIRST



SECOND



KING STREET

LOCATION & TRANSPORT

Hammersmith is an affluent and densely populated suburb 5 miles west of Central London, approximately 2 miles north of Fulham and 1 mile east of Chiswick.

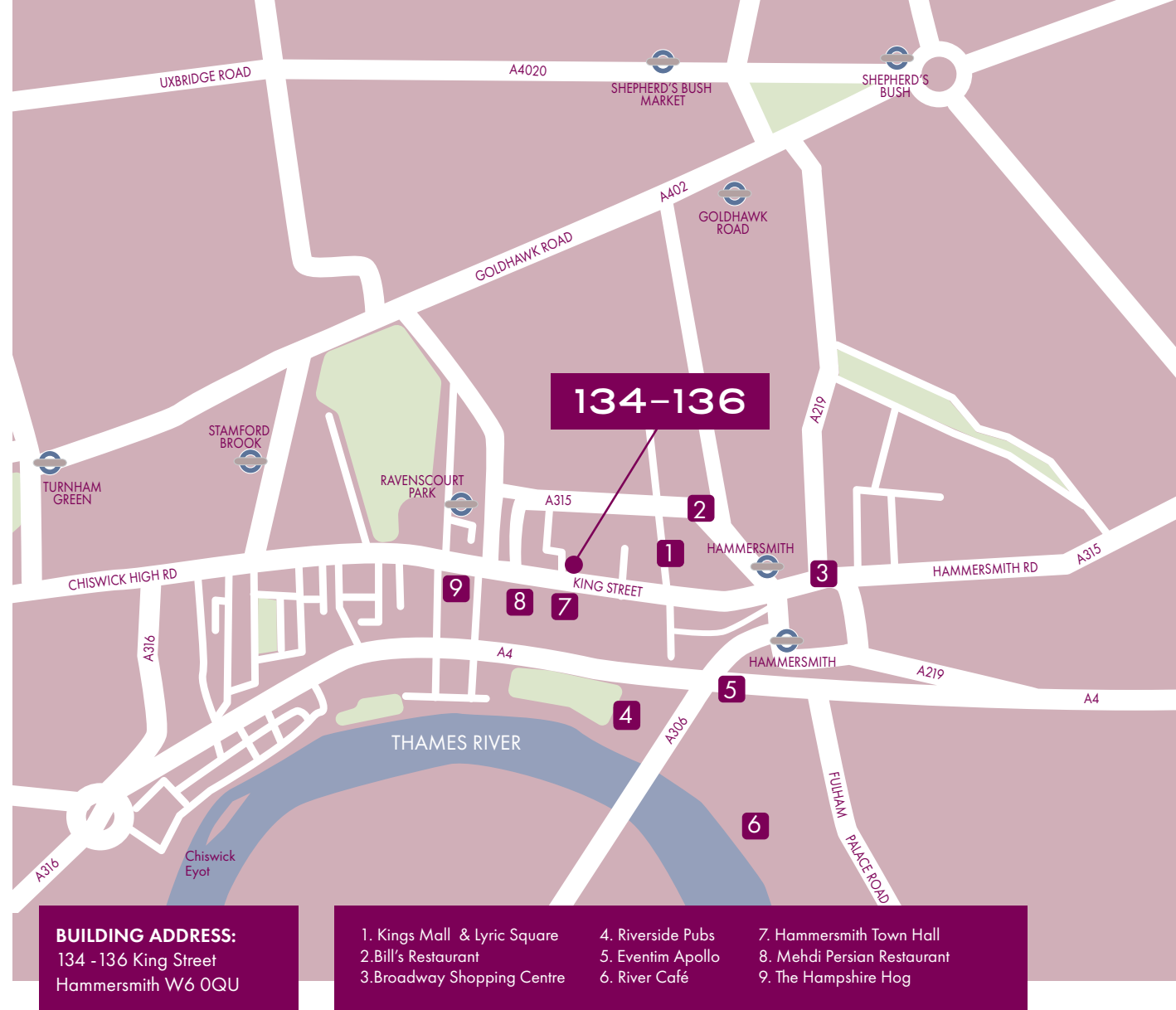
The area is well serviced by public transport with Hammersmith and Ravenscourt Park Underground Stations providing regular services into Central London.



PUBLIC TRANSPORT CONNECTIONS INCLUDE

Ravenscourt Park (District line)
0.3 miles 5 minute walk

Hammersmith (District, Piccadilly and Hammersmith & City lines)
0.4 miles 7 minute walk



TRAVEL TIMES FROM SITE



Source: Citymapper.com using a combination of London Transport from 134 King Street including walking times.

NEW FACE OF HAMMERSMITH

Hammersmith is home to a number of recent regeneration projects, with many new hotel and office developments. Construction is well underway on the **£155m** refurbishment and extension the existing Grade II-listed **Town Hall** building to provide over **15,000 sq m** of state of the art office and public space, in addition to delivering **204 new homes** and over **10,000 sq m** of commercial space. Alongside the new office development, the town hall will be transformed to include a new community art and event space with new restaurants and roof top bars. The scheme will rejuvenate the western end of King Street to create a new Hammersmith Neighbourhood and due to complete in **2024**.

Hammersmith is home to a number of recent regeneration projects, more recently including the completion of **10-12 Hammersmith Grove**, the former **Kings Mall** car park (Sovereign Court) and **245 Hammersmith Road**.

Along the riverside in Hammersmith work has started on **The Refinery, Mambre Wharf** the new life science campus near the River Cafe and Thames Wharf, where work has started.

A few hundred yards along King Street the **New Timber Yard Campus** has just been launched by the *Thackery Group*.



Town Hall Hammersmith



The Refinery, Mambre Wharf



The New Timber Yard



10-12 Hammersmith Grove

SURROUNDINGS & LOCAL OCCUPIERS

BBC + PUBLICIS FOX INTERNATIONAL
GE CAPITAL HARRODS HEAD OFFICE
L'OREAL ROCKET ENTERTAINMENT
THE OFFICE GROUP VIRGIN MEDIA WALT
DISNEY COMPANY LTD WEWORK LIBERTY
GLOBAL WARNER MUSIC TRAILFINDERS



DETAILS & CONTACTS

TENURE

Freehold subject to existing tenancies

GUIDE PRICE

Offers in excess of £3 million

EPC

To be assessed

VAT

VAT is applicable to the sale price

VIDEO
TOUR



*Misrepresentation Act 1967:
These particulars are believed to
be correct but their accuracy is
not guaranteed and they do not
form part of any contract. Unless
otherwise stated, all prices and
rents are quoted exclusive of VAT.
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AERIAL OVERVIEW



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HAMMERSMITH W6

