



120-124 KING ST
HAMMERSMITH W6

PROMINENT
CORNER
LEISURE/F&B
OPPORTUNITY
7,000 SQ FT

- On site parking
- Dedicated service road
- Extraction route
- Alcohol licence
- External covered seating
- Concentration of housing, office, hotel in micro location



HAMMERSMITH

Hammersmith is a busy and affluent west London centre approximately 5 miles (8 km) from central London and 12 miles (19 km) from Heathrow Airport. Hammersmith & Fulham has a substantial population of 194,930 (Forecast 2025) and is the 6th most densely populated of London's 33 local authority areas.

The area boasts famous entertainment venues including both the Eventim Apollo Music & Events Centre and the Lyric Hammersmith Theatre. Livat and the Broadway Shopping Centres are located close by, providing established retail and leisure destinations.

Town Hall Redevelopment
(Civic Campus)

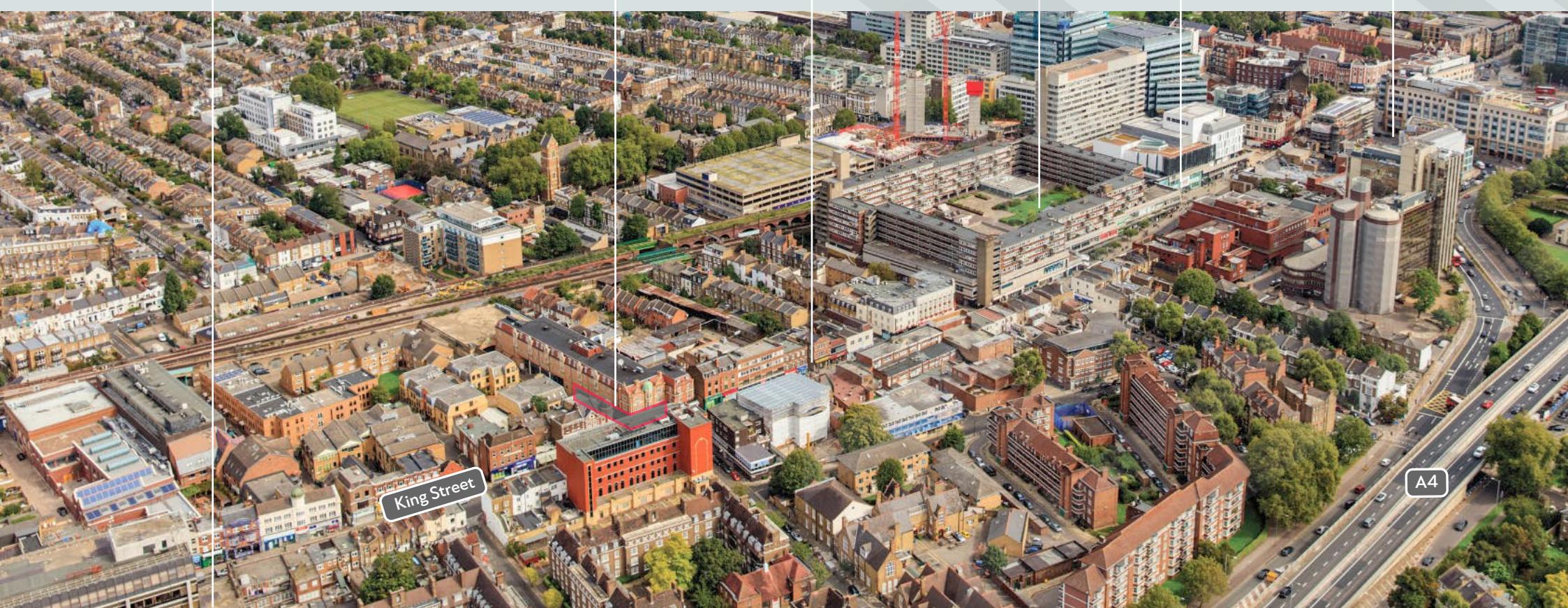


New Timber
Yard

Livat
Shopping Centre

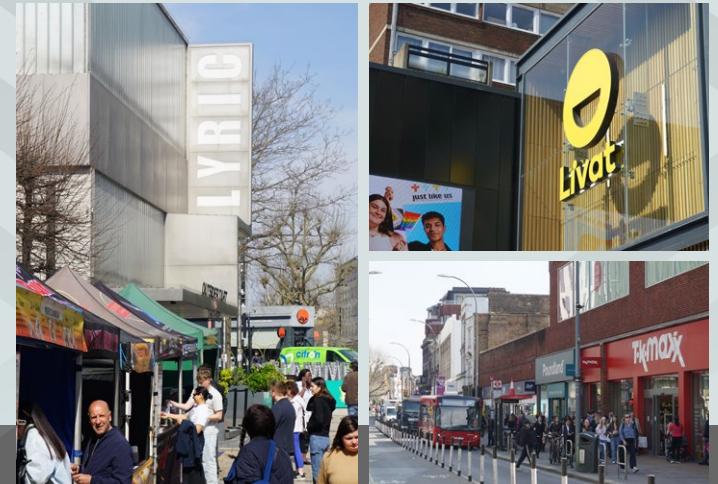
Lyric
Square

Hammersmith
Station



STRONG RETAIL AND LEISURE OFFER

120 - 124



Eating & Drinking

- 01 Amoret Specialty Coffee
- 02 Blanche Eatery
- 03 La Petite Bretagne
- 04 Alma
- 05 Bill's
- 06 Byron
- 07 Lyric Bar & Grill
- 08 Sam's Riverside
- 09 Suzu Japanese Tapas Bar
- 10 Hammersmith Ram

Wellbeing

- 11 The Blue Boat
- 12 The Hampshire Belle
- 13 Rutland Arms
- 14 Blue Anchor
- 15 The Dove
- 16 Smith's Cocktail Bar
- 17 The Stonemasons Arms
- 18 The River Café
- 19 Brook Green
- 20 Furnival Gardens
- 21 Ravenscourt Park
- 22 FitnessFirst
- 23 Boom Cycle
- 24 Brook Green Tennis Courts
- 25 Auriol Rowing Club
- 26 Tribe London
- 27 Frame

Culture & Retail

- 28 Eventim Apollo
- 29 Lyric Hammersmith
- 30 Westfield
- 31 Hammersmith Street Market
- 32 Riverside Studios
- 33 Ikea
- 34 Livat Shopping Centre
- 35 M&S
- 36 The William Morris Society

Walking Distances



Hammersmith
Street Market



Hammersmith
Station



Thames
Riverside



Eventim
Apollo

5 mins

6 mins

7 mins

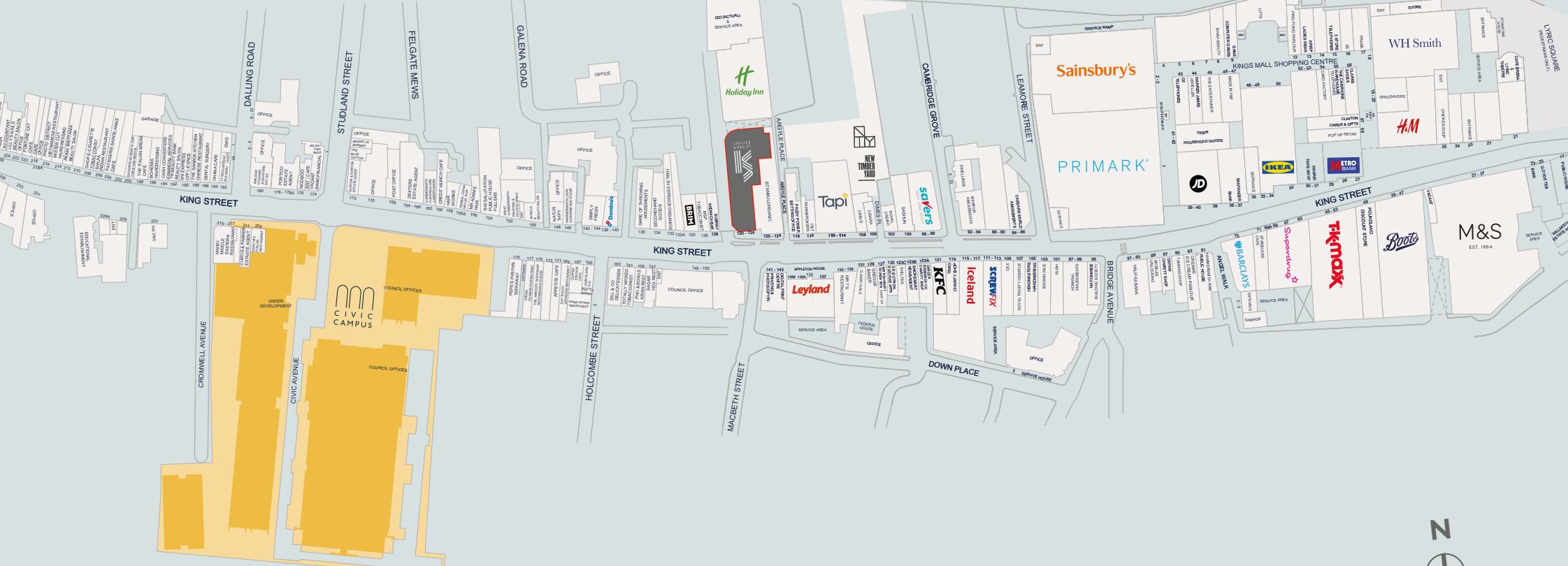
8 mins

LOCATION

This section of King Street is subject to groundbreaking regeneration to include the new Civic campus, converting the historic Town Hall, into a dynamic hub for entertainment, arts and business. This development will include a new Curzon 5-screen Cinema and significant residential and office accommodation.

The premises occupy a prominent strategic corner position fronting onto the vibrant King Street, Hammersmith's main retail thoroughfare, situated in an extremely visible location on the north side of King Street, midway between Livat Shopping Centre and the New Civic Campus.

Livat Shopping Centre boasts a list of major national retail and restaurant operators. IKEA anchor the scheme having opened their first small store format back in 2022. Other occupiers in the scheme include Primark, Sainsburys, JD Sports, H&M and WH Smith.



NEW DEVELOPMENTS

NEW TIMBER YARD

Thackeray have recently completed the regeneration of Timber Yard on land and buildings to the rear of the subject premises, to create a new Office Campus comprising c.30,000 sq. ft.



ARTISI – CIVIC CAMPUS

Civic campus is a groundbreaking regeneration by London borough of Hammersmith and Fulham of the historic Town Hall, into a dynamic hub for entertainment, arts and business.

Panoramic roof gardens, public squares, restaurants and bars will sit alongside a possible new Curzon 5-screen Cinema, whilst performance areas, gallery space and shops will create an iconic community around the Grade II listed Art Deco Town Hall. The development will include 204 new homes, flexible office space and creative workspace.





DESCRIPTION

- The property is arranged over ground floor and part basement within an imposing four-storey building, with a 120-room Holiday Inn Express located directly above. It has prominent frontage onto King Street and is accessed via the adjoining side road.
- The property provides open-plan trading accommodation with a glazed frontage to King Street and a series of windows along the side elevation, creating excellent natural light and visibility.
- Kitchen, welfare and WC facilities are located at the rear of the ground floor, with an extraction route in place.
- Dedicated servicing is provided to the rear via both the ground floor and basement, which comprises storage accommodation and includes access to the mezzanine-level plant room.
- The property benefits from outdoor seating at the front, together with covered seating along the return frontage.
- There is a dedicated service road and a 24-hour secure pay-as-you-go car park to the rear of the property, both accessed off the side road.
- Alcohol licence.
- Parking: Two rights to park (subject to confirmation).
- The property offers potential for a variety of uses, subject to planning consent.

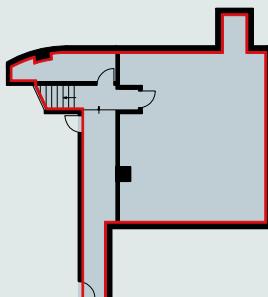


OPPORTUNITY

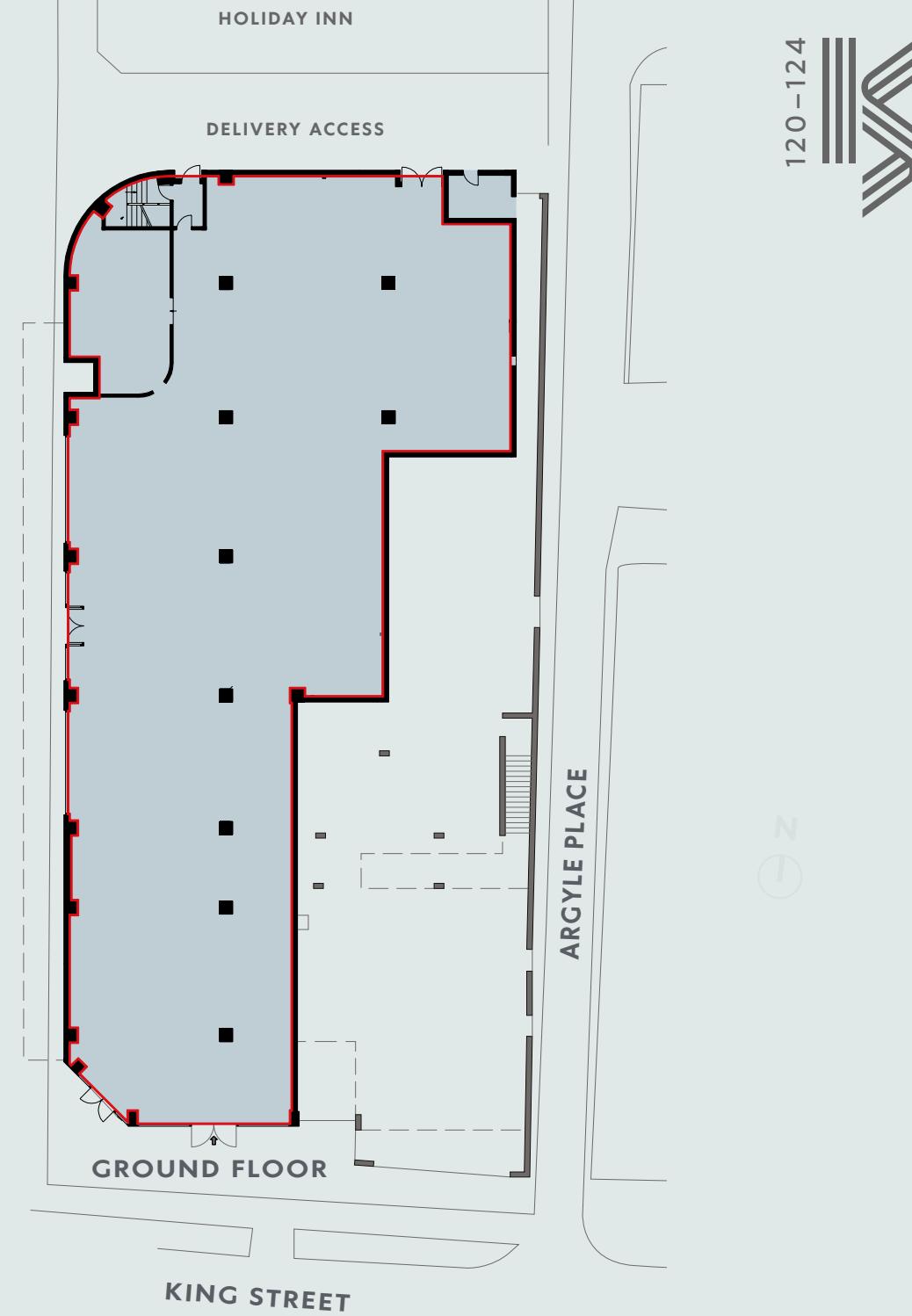
A unique opportunity to secure up to 6,977 sq ft on King Street, Hammersmith.

The property offers potential for a variety of uses, with planning permission previously granted.

Whole Floor	GIA sq ft	GIA sq m
Ground	6,379	592.63
Basement	598	55.55
Total	6,977	648.18



BASEMENT





TERMS

The premises are available subject to an effective full repairing and insuring lease, for a term of years to be agreed. The offer includes two car parking spaces located to the rear of the building.

COMMENCING RENT

£185,000 pa

SERVICE CHARGE

Further details available upon request.

BUSINESS RATES

To be assessed.

EPC

A current EPC report is available upon request.

PLANNING / USE

The premises are suitable for a range of uses, subject to the required planning consent.

VIEWING

All viewings must be made via Brasier Freeth & Levy Real Estate.



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