

TELEPHONE

**020 8995 5678**

***"EXTREMELY BUSY LOCATION - Ready for Occupation"***

## **THRIVING SANDWICH / COFFEE BAR**

**Plus: Maisonette – 4 Rooms, Kitchen & Bathroom**

### **RAFAELLO SANDWICH BAR**

### **246 KING STREET**

### **Hammersmith, W6 0RF**

## **LEASE & BUSINESS – For Sale**

#### **LOCATION:**

Prominently situated on the east corner of King Street (A315) and Ravenscourt Avenue, immediately adjacent to the Polish Centre and diagonally opposite Latymer Upper School. Ravenscourt Avenue leads to both Ravenscourt Park and Ravenscourt TfL Station (District Line). 'Bus routes serve the area. Pay & Display parking close by.

#### **ACCOMMODATION:**

Well presented SANDWICH/COFFEE BAR with self contained maisonette above:-

### **SHOP – 670 sq. ft.** (62.25m<sup>2</sup>)

Return Window Frontage 48'0 ( 14.63m)

**Plus W.C./Cloakroom, 2 x Store Rooms and Cellar Store**

**AL FRESCO SEATING FOR 14+**

**Maisonette - 4 ROOMS, Kitchen & bathroom with W.C.  
Self contained, door to Ravenscourt Ave.**

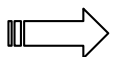
**(the above measurements are approximate and for guidance only)**

2 GLEBE STREET, CHISWICK, LONDON W4 2BH

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**RAFAELLO SANDWICH BAR**  
**246 King Street, Hammersmith, London, W6 0RF**

**FEATURES**

Well presented Sandwich/Coffee Bar in this very busy location, adjacent to the Polish Centre.  
A local landmark with 48' return window. Catering for a large, mixed use, catchment area.

FITTED TO A GOOD STANDARD – READY FOR ‘THE NEW OWNER’ – PROMINENT POSITION  
THE EXTENSIVE SCHEDULE OF EQUIPMENT, F. & F., FURNITURE, ETC., INCLUDED



**TERMS**

The premises are being offered on a full repairing & insuring lease for a term of 15 years from 25 March 1994, subject to rent reviews every 5<sup>th</sup> year, at a current rent of **£24,000 p.a.x.** We understand the Landlord is prepared to grant a new Lease at expiry, on terms to be agreed (the maisonette is currently Let on ASTs providing around £20,000 p.a.).

Offers in the region of **£200,000**, subject to contract only, invited for the lease, trade fixtures & fittings, furniture and equipment, etc.. The Assignee to contribute £1,000 + VAT towards the Assignor's & the Superior Landlord's legal costs.

**RATES:** Please contact the London Borough of Hammersmith & Fulham 020 8600 7777.

**VIEWINGS ETC.** - Strictly by prior appointment through the Assignor's sole agent.

**MJ FINN COMMERCIAL**

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**PLEASE NOTE - Raffaello are offering a similar unit at  
5 Fishers Lane, Chiswick W4 0RF**

N.B Figures quoted exclusive of V.A.T.  
Subject to Contract

02/2K8