

HAMMERSMITH RAM

81 KING ST, LONDON W6 9HW

**SUBSTANTIAL FREEHOLD PUBLIC HOUSE IN PRIME CENTRAL HAMMERSMITH
LOCATION AVAILABLE FOR SALE FREEHOLD**

YOUNG & CO

HAMMERSMITH RAM

CREAMS

Training Shop

Love Sport
HAMMERSMITH
RAM
You Deserve
A GLASS OF
WINE!
←



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HIGHLIGHTS INCLUDE:



Prime central
Hammersmith location



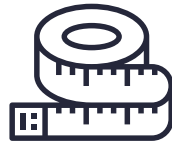
Close proximity to Hammersmith's two
Underground stations



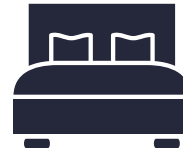
Close to occupiers including Ikea,
Primark, JD Sports, Barclays,
Superdrug and Starbucks



Public house fitted to a high
standard with approximately 100
covers at ground floor



Total Gross Internal Area of
approximately 6,421 sq ft



Includes a four-bedroom flat and
separate one-bedroom
accommodation



Premises Licence permitting the sale
of alcohol until midnight daily

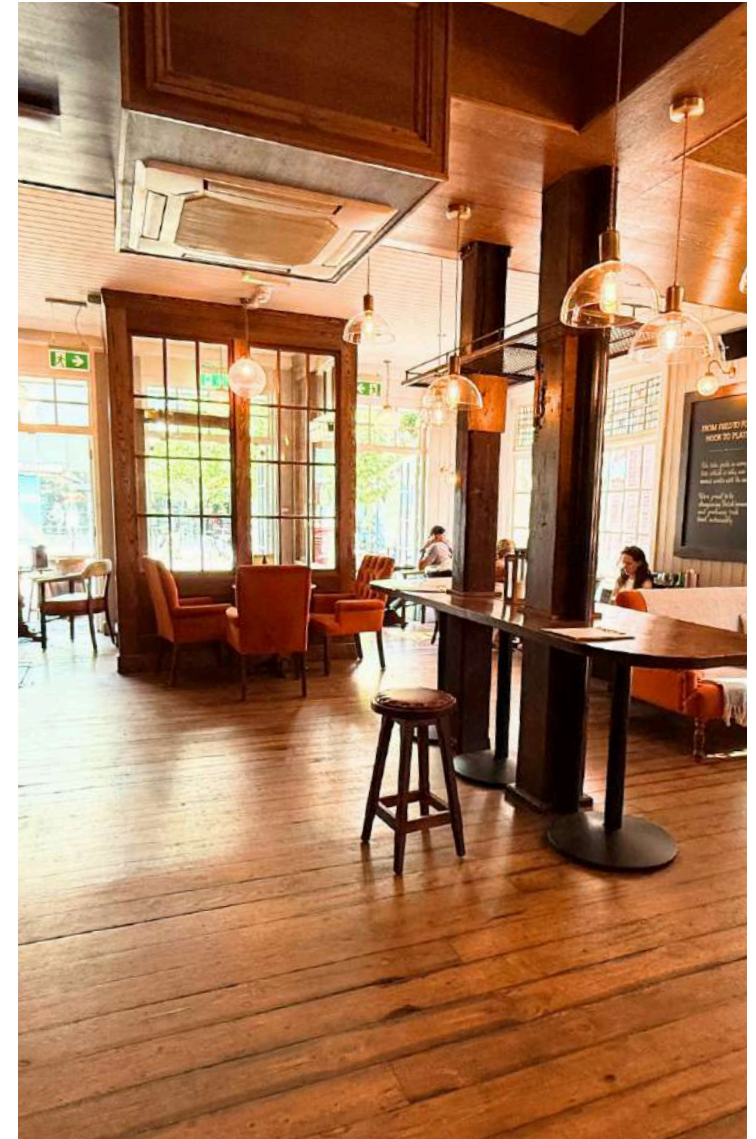


External trade areas to the front
of the property* and a further
terrace to the rear



Substantial offers are invited for the
benefit of our clients freehold
interest

* held by way of a pavement licence





BARCLAYS

YOUNG & CO

CREAMS

Tanning Shop

OXFAM

HAMMERSMITH RAM, 81 KING ST, LONDON W6 9HW

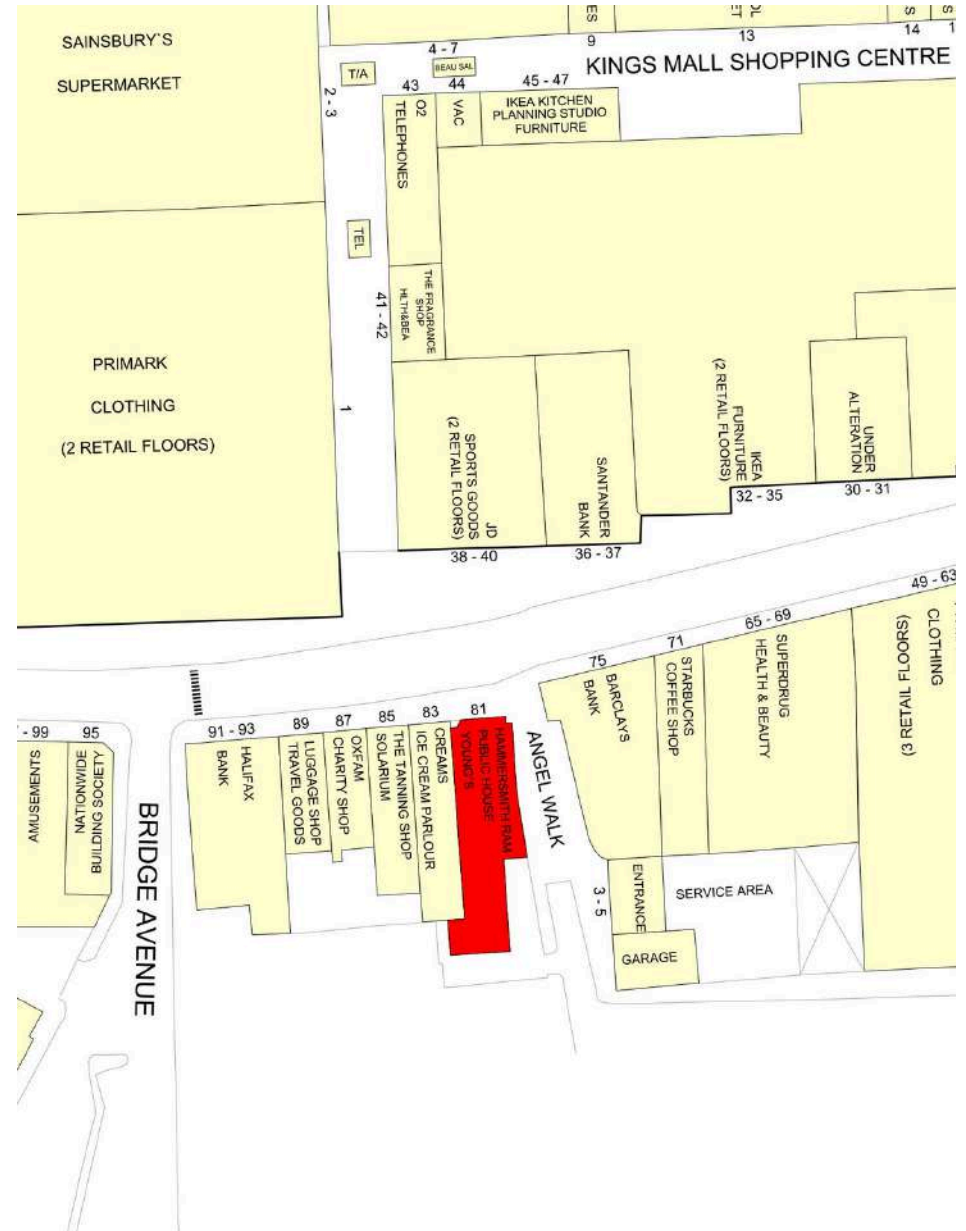
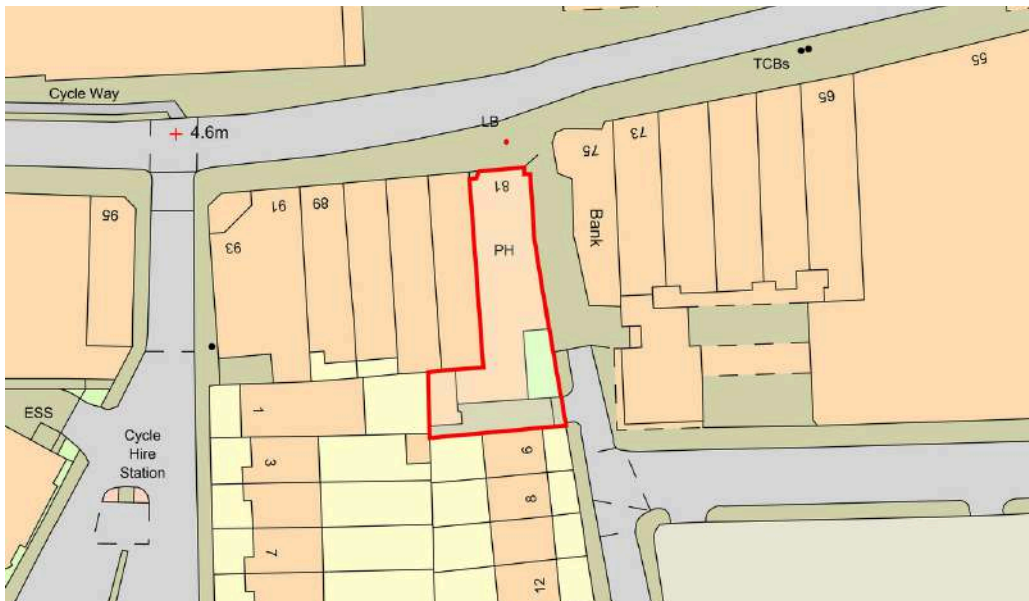
LOCATION

The Hammersmith Ram is located in the heart of Hammersmith, a well-connected West London district situated between Kensington to the east and Chiswick to the west. The property occupies a prominent position on King Street, one of Hammersmith's principal retail and leisure thoroughfares, and is within a short walking distance of both Hammersmith Underground Stations (Piccadilly, District, Hammersmith & City, and Circle Lines) as well as the Broadway Shopping Centre.

Nearby occupiers include Ikea, Primark, JD Sports, Barclays, Superdrug and Starbucks.

DESCRIPTION

The property is a prominent end of terrace building which is laid out to provide accommodation on basement, ground and two upper floors. It is of brick construction with a part stone façade beneath a pitched and tiled roof.



ACCOMMODATION

Ground Floor - The ground floor provides a main trading area with a bar servery to one side. The space is laid out with a mix of fixed bench seating, loose tables and chairs, providing approximately 100 covers. Ladies, gents and accessible WCs are located to the rear. A dumb waiter is also positioned to the rear of the premises.

Basement – Comprises beer cellar and various store rooms areas including spirit storage and open storage areas.

First Floor – Accommodates a catering kitchen and large staff bedroom to the rear, with additional facilities to the front of the property including an office, WC and shower room. The floor also contains a self-contained flat comprising a living room with kitchen and a bedroom, with access to the second floor for further accommodation.

Second Floor – Provides additional accommodation including three double bedrooms and a bathroom.

Externally – The front trading area is held under a pavement licence from the local authority and does not form part of our client's ownership. It provides seating for approximately 12 covers. To the rear side of the property, there is a semi-covered beer garden which is included within our clients ownership accommodating approximately 24 covers.

PREMISES LICENCE

The property has the benefit of a Premises Licence in accordance with the Licensing Act 2003 the premises are permitted to sell alcohol at the following times:

- Monday to Sunday: 10:00 - 00:00

APPROXIMATE FLOOR AREAS

The property has the following approximate gross internal areas. Purchasers are advised to undertake their own measured survey prior to purchase.

Floor	Sq M	Sq Ft
Basement	111.7	1,202
Ground Floor	230.8	2,484
First	175.0	1,884
Second	79.1	851
Total	596.6	6,421



PLANNING

The property is not listed however it is situated within Hammersmith Broadway Conservation Area as well as a Flood Zone (Zone 3).

EPC

EPC in the course of preparation.

RATEABLE VALUE

2023 Rateable Value - £67,100.

TENURE

The property is held freehold (Title Number NGL21288).

VAT

Please note that VAT, if applicable, will be payable in addition to the purchase price.

VIEWINGS

All viewings must be made by prior appointment via Savills and under no circumstances should any direct approach be made to any of our clients staff.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.

TRADING INFORMATION

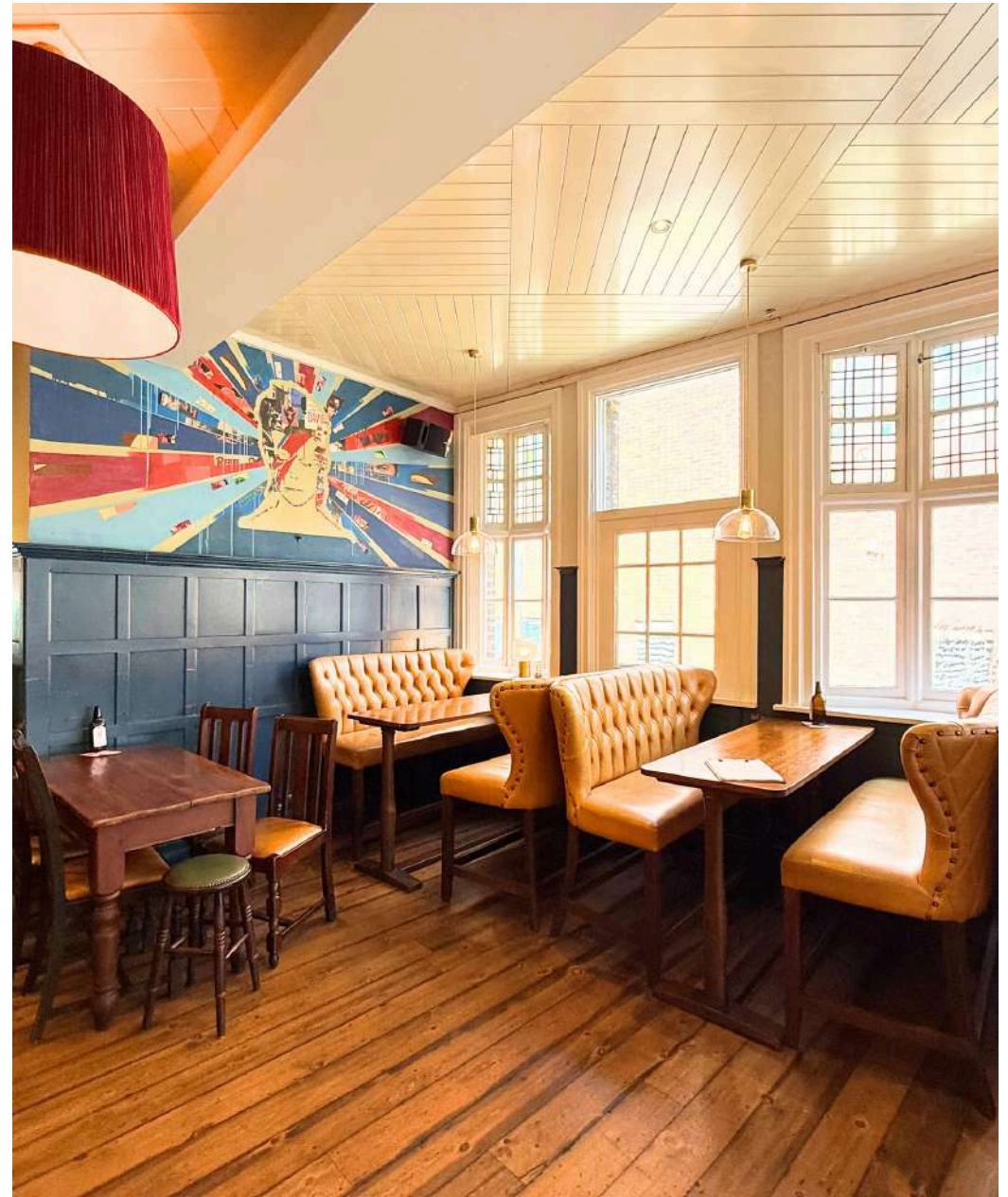
Trading information may be made available to interested parties upon request.

TERMS

Substantial offers are invited for the benefit of our clients freehold interest.



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