

ATTRACTIVE PUB TO LET – HAMMERSMITH, W6

**DUKE OF HAMMERSMITH PH, 238 SHEPHERDS BUSH ROAD, LONDON, W6 7NL**

- Approximately 400m north of Hammersmith Broadway Shopping Centre and Underground Station
- Licensed to sell alcohol until 1:00 am on Friday and Saturday
- Building footprint approximately 225 sq m (2,425 sq ft)
- External trade areas to the front and rear
- Whole building including accommodation at first floor

NEW LEASE AVAILABLE - RENTAL OFFERS INVITED

SUBJECT TO CONTRACT sole letting rights

LONL724

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Location

The property fronts Shepherds Bush Road (A219), a busy road linking Hammersmith (south) with Shepherd's Bush (north). The pub lies within a mixed-use area benefiting from strong commercial activity with nearby occupiers including Flat Iron, Be at One, Wagamama and Nandos.

Hammersmith Broadway is a short distance to the south, whilst Westfield London is located to the north. The property lies is approximately 400 metres (¼ mile) north of Hammersmith Station (District, Piccadilly, Circle and Hammersmith & City lines) and around 900 metres (½ mile) south of Shepherd's Bush Station.

A location plan is attached. [Link to Street View.](#)

Description

A prominent mid-terraced public house arranged over ground, basement and first floor. The property presents an attractive traditional façade fronting Shepherds Bush Road, with direct access at ground floor level. There are external trade areas to the front and rear of the property. The accommodation can be summarised as follows:-

Ground Floor	Interconnected trade areas with a bar servery, trade kitchen and customer WC's.
First Floor	Four rooms (previously in office use), kitchen and bathroom / WC.
Basement	Usual cellarage / storage.
External	Two external trade areas to the rear along with a patio area to the front.

Using the online ProMap measuring service the building footprint is approximately: -

Building Footprint 225 sq m (2,425 sq ft)

Site Area 287 sq m (3,090 sq ft)

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

We are advised that the property is connected to all mains services.

Licensing

The property benefits from a Premises Licence permitting the sale of alcohol from 10:00am until midnight Sunday to Thursday and from 10:00am until 1:00am Friday and Saturday.

Planning

From enquiry of the London Borough of Hammersmith & Fulham, it has been ascertained that the property is not Listed but does lie within the Hammersmith Broadway Conservation Area.

Rating Assessment

The property is listed in the April 2026 as a public house and premises with a rateable value of £78,000.

Basis of Letting

The property is available by way of a new free of tie lease with rental offers invited, all lease terms to be negotiated.

Viewings & Further Information

The pub is currently closed and boarded, all interested parties are encouraged to undertake an external inspection in the first instance. For further information or to organise a viewing, please contact either: Michael Penfold (Mob. 07894 210 853, Email. michael.penfold@agg.uk.com) or Panayiotis Themistocli (Mob. 07973 856 232, Email. Panayiotis.themistocli@agg.uk.com).

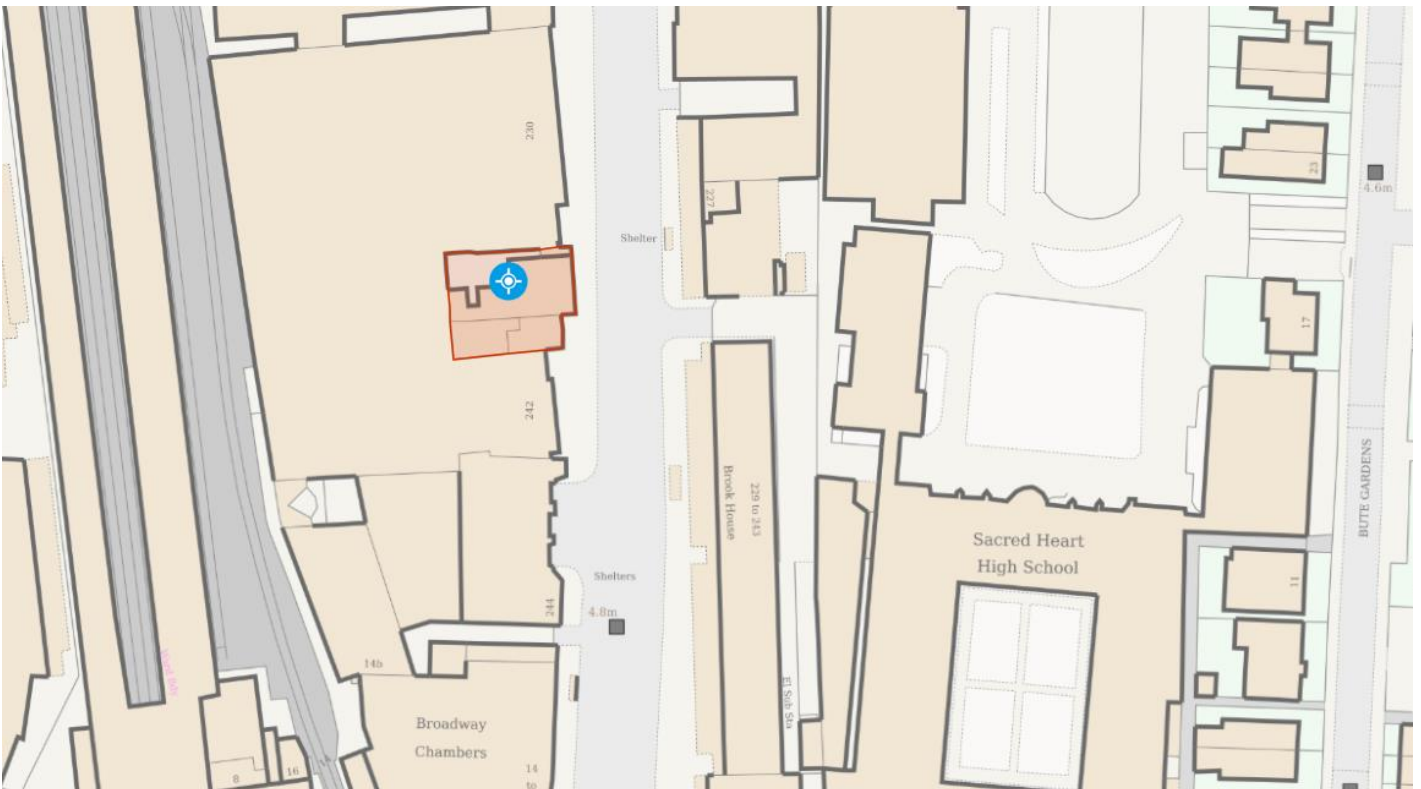
EPC

The property has an EPC rating of 43 (B). [Link to EPC.](#)

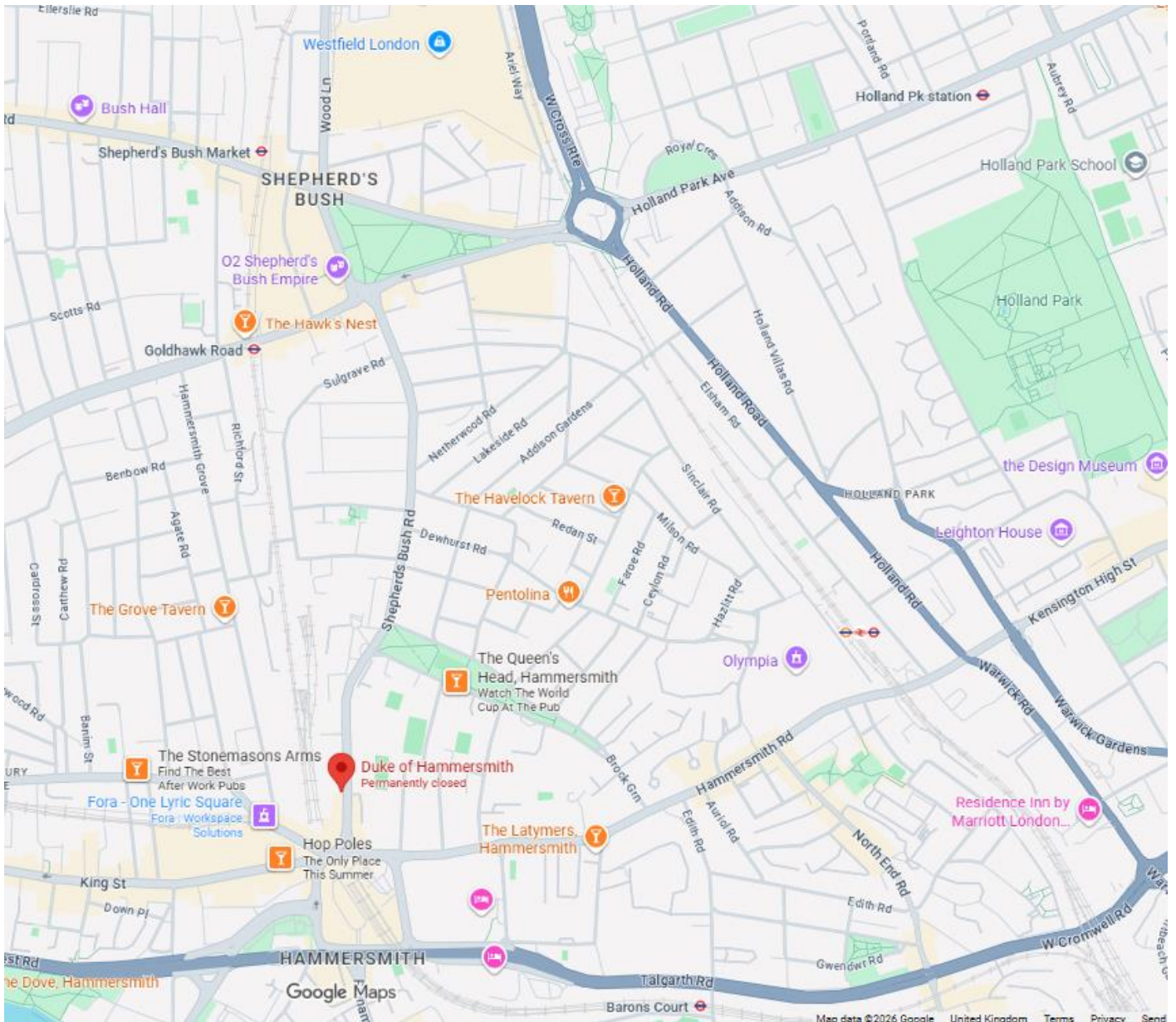
Internal Photos

(Historic ground floor internal photos – taken when pub open and trading, i.e. not current condition)









Source: Google Maps. Not to scale - Provided for indicative purposes only.