



LOCATION

The premises are situated near Olympia between Hammersmith Broadway and Kensington High Street and enjoy a prominent location on the Main Road and Munden Street.

There are numerous offices located in this location including **Harrods**, **Virgin**, **Regus**, **Playtech**, **Priory Group** and **Marsh & Parsons**, with nearby retailers including **Tesco Express**, **Coral**, **Mirabell Café** and **The Albion Public House**.

ACCOMMODATION

The premises are comprised over ground floor only with the following approximate dimensions and net internal floor areas:-

Gross Frontage	9.88 m	32 ft 4 in
Net Frontage	9.48 m	31 ft 1 in
Internal Width (max)	14.88 m	48 ft 8 in

Ground Floor Sales	123.60 m ²	1,330 sq ft
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LEASE TERMS

The property is available on a new 10 year full repairing and insuring lease, subject to 5 yearly upward only rent reviews.

RENT

£60,000 per annum exclusive

BUSINESS RATES

Rateable Value	£54,500
UBR (2017/18)	47.9p

Rates payable may be subject to transitional relief. Interested parties are advised to make their own enquiries to the Local Authority on 020 8753 6681.

PLANNING

Grade II listed.

ENERGY PERFORMANCE CERTIFICATE

The property has been rated within Band D. A copy of the Report is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

**SUBJECT TO CONTRACT
APRIL 2017**

VIEWING

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