# **SHOP TO LET**

# DNIT 1A



# PROMINENT UNIT IN PRIME ENTRANCE LOCATION



























# **LOCATION**

The Broadway Shopping Centre, located in the heart of Hammersmith benefits from direct links to both London Underground Station (District & Piccadilly Lines) and Hammersmith Bus Station. It has an annual footfall in excess of 55 million per week and approximately 65,000 office workers within a 1 mile radius. This is set to grow significantly with numerous new office schemes currently being developed.

The local area has an affluent demographic of high income earners (63.5% - AB & C1 vs. National average of 48.5%)

Occupiers within Hammersmith Broadway include Tesco Metro, Boots, Superdrug, Oliver Bonas, Coco di Mama, Pret, Café De Nata, Pod & Wasabi, in additional to recent lettings to Kindred, The Craft Beer Co, Paul, Sante Fe, Pure & Crosstown Doughnuts.

# **ACCOMMODATION**

The premises comprise the following approximate dimensions and net internal floor areas:-

Gross Frontage Net Frontage Return Frontage Shop Depth	8.38 m 7.13 m 5.54 m 14.43 m	27 ft 6 in 23 ft 4 in 18 ft 2 in 47 ft 4 in			
			Ground Floor Sales	73.29 m²	832 sq ft
			Ground Floor Storage	29.92 m <sup>2</sup>	322 sq ft

# **LEASE TERMS**

A new 10 year outside the Act effectively FRI lease incorporating an upward only rent review at the 5th

#### **POSTCODE**

# **SERVICE CHARGE**

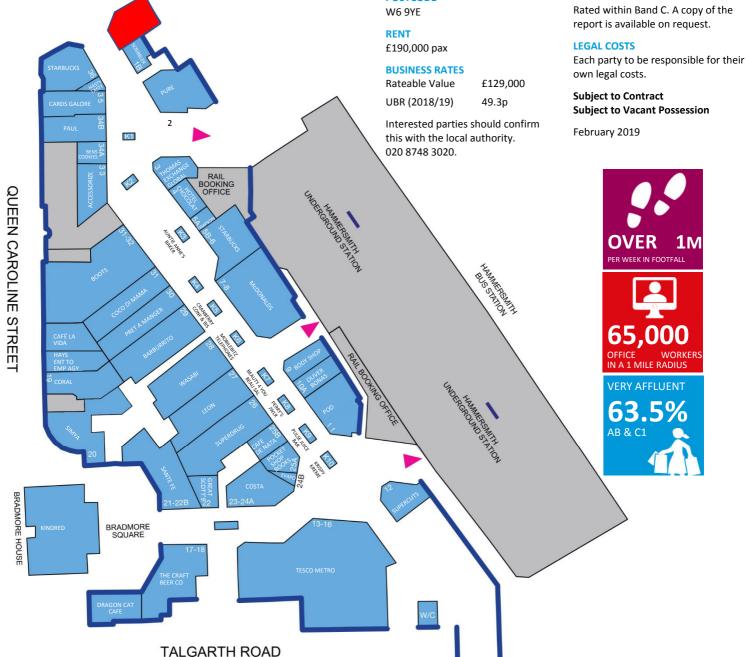
£19,266 per annum

# **INSURANCE**

£3,460 per annum

# **ENERGY PERFORMANCE CERTIFICATE**

Rated within Band C. A copy of the



# Misrepresentation Act

GCW for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each of the statements made herein: and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or give, any representation or warranty whatsoever in relation to this property. February 2019



# **VIEWING**

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