

HAMMERSMITH BROADWAY SHOPPING CENTRE

SHOP TO LET

UNIT 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 addition 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	8.38 m	27 ft 6 in
Net Frontage	7.13 m	23 ft 4 in
Return Frontage	5.54 m	18 ft 2 in
Shop Depth	14.43 m	47 ft 4 in

Ground Floor Sales	73.29 m²	832 sq ft
Ground Floor Storage	29.92 m²	322 sq ft

LEASE TERMS

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

POSTCODE

W6 9YE

RENT

£190,000 pax

BUSINESS RATES

Rateable Value £129,000
UBR (2018/19) 49.3p

Interested parties should confirm this with the local authority.
020 8748 3020.

SERVICE CHARGE

£19,266 per annum

INSURANCE

£3,460 per annum

ENERGY PERFORMANCE CERTIFICATE

Rated within Band C. A copy of the report is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

Subject to Contract

Subject to Vacant Possession

February 2019





OVER 1M
PER WEEK IN FOOTFALL



65,000
OFFICE WORKERS
IN A 1 MILE RADIUS

VERY AFFLUENT
63.5%
AB & C1



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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