

Shop to let.

Hammersmith, Unit 1, 99/101 Hammersmith Road.
W14 0QH.



A1/A2 planning consent.

Confidential - staff unaware.

Subject to vacant possession.

Contact.

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HNG

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Location.

The premises are located opposite 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, Mirabell Cafe, The Albion Public House** and the new **Pret A Manger**.

Accommodation.

Dimensions and net internal floor areas:-

Gross Frontage	31 ft 5 in	9.60 m
Net Frontage	31 ft 3 in	9.54 m
Internal Width (max)	31 ft 6 in	9.63 m
Ground Floor Sales	120.35 sq m	1,295 sq ft

Rent.

£70,000pax.

Business Rates.

Rateable Value £58,500

UBR (2019/20) 50.4p

For transitional relief enquiries, 020 8753 6681.

Lease Terms.

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

Planning.

Grade II listed.

Energy Performance Certificate.

Band D. Report available on request.

Legal Costs.

Each party to be responsible for their own costs.

Subject to Contract.

January 2020

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