

HAMMERSMITH BROADWAY SHOPPING CENTRE

A1/A3 UNIT TO LET

UNIT 21-22B



TESCO
Metro



★ PRET A MANGER ★



BARBURRITO
MEXICAN EATERY

LEON
NATURALLY FAST FOOD

OLIVER
BONAS

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 1 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%)

Hammersmith Broadway Centre, extends to approx. 431,000sq.ft with occupiers including **Tesco Metro, Boots, Superdrug, Oliver Bonas, Paperchase, Accessorize, Pret, Starbucks & Wasabi**. Recent lettings within the scheme include **Leon, Barburrito, Café De Nata, Paul, Pod, Coco Di Mama** and **Krispy Kreme**.

ACCOMMODATION

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

Gross Frontage	13.26 m	43 ft 6 in
Return Frontage	5.97 m	19 ft 6 in
Internal Width	5.92 m	19 ft 5 in

Ground Floor	111.11 m²	1,196 sq ft
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LEASE TERMS

A new 10 year effectively full repairing lease incorporating an upward only rent review at the 5th year.

RENT

£75,000 per annum exclusive

SERVICE CHARGE

£39,004 per annum

BUSINESS RATES

Rateable Value £57,000

UBR (2017/18) 47.9p

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

ENERGY PERFORMANCE CERTIFICATE

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

LEGAL COSTS

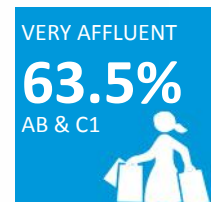
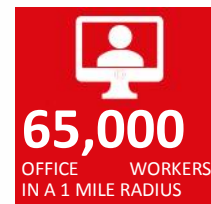
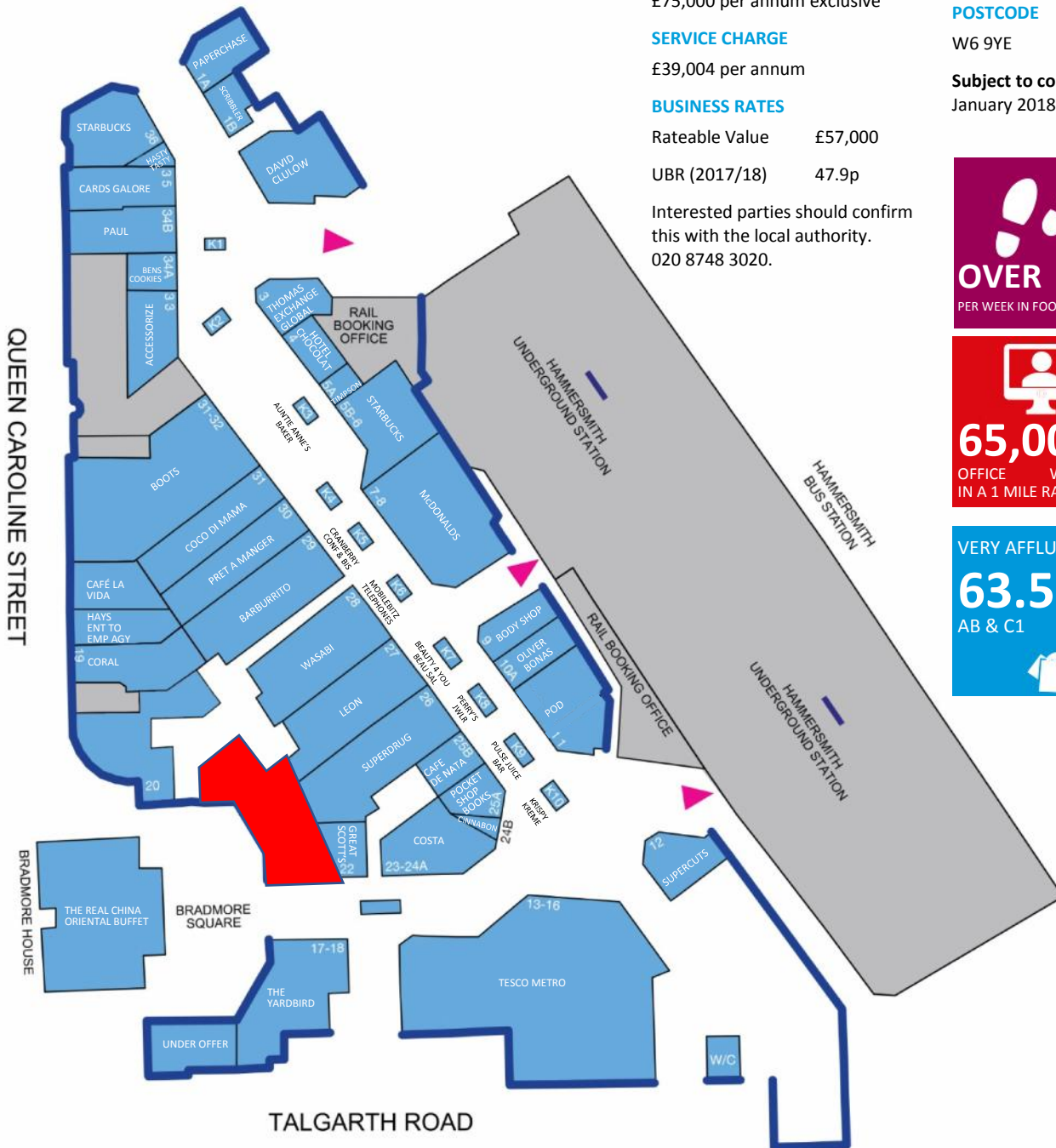
Each party to be responsible for their own legal costs.

POSTCODE

W6 9YE

Subject to contract

January 2018



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. September 2017.



VIEWING

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