

HAMMERSMITH BROADWAY SHOPPING CENTRE

A3/A4 UNIT TO LET

UNIT 17



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 a 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**.

This unit has the potential for a demised external seating area.



ACCOMMODATION

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

Gross Frontage	11.68 m	38 ft 4 in
Internal Return Frontage	5.66 m	18 ft 7 in
External Return Frontage	9.83 m	32 ft 3 in
Ground Floor	199.74 m ²	2,150 sq ft
First Floor	60.19 m ²	648 sq ft

LEASE TERMS

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

RENT

£110,000 per annum exclusive

SERVICE CHARGE

£39,004 per annum

BUSINESS RATES

Rateable Value £65,900

UBR (2018/19) 49.3p

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.

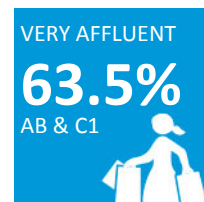
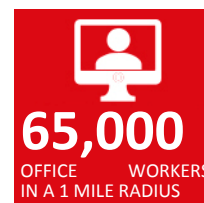
POSTCODE

W6 9YE

Subject to Contract

Subject to Vacant Possession

July 2018



Misrepresentation Act

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VIEWING

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