

HAMMERSMITH BROADWAY SHOPPING CENTRE

PRIME SHOP TO LET POTENTIAL TO SUB-DIVIDE

UNIT 5B/6



TESCO
Metro



★ PRET A MANGER ★



Lovisa

LEON
NATURALLY FAST FOOD

OLIVER
BONAS

LOCATION

Following the news that **Ikea** will soon be opening in Hammersmith there is an exciting opportunity in the **Broadway Shopping Centre**, located in the heart of Hammersmith, providing an excellent opportunity to benefit from the inevitable increased footfall and benefiting from direct links to both London Underground Stations (District & Piccadilly Lines) and Hammersmith Bus Station. The annual footfall is in excess of 55 million and approximately 65,000 office workers within a 1 mile radius.

This is continuing to grow significantly with numerous new office schemes currently being developed on the 24 hour opening of the tube line on Fridays and Saturdays. Recent transactions within Hammersmith Broadway include a brand new **Lovisa**, **Chopstix**, **Thomas Global Exchange** and **Splendid Shakes** with existing retailers including **Tesco Metro**, **Superdrug**, **Coco Di Mama**, **Pret**, **Paul**, **The Craft Beer Company** and **Wasabi**.

ACCOMMODATION

Dimensions and net internal floor areas:-

| | | |
|-----------------------|----------------|--------------------|
| Gross Frontage | 13.08 m | 42 ft 11 in |
| Net Frontage | 12.88 m | 42 ft 3 in |
| Shop Width | 11.68 m | 38 ft 3 in |

Ground Floor Sales **116.22 m²** **1,251 sq ft**

Potential to subdivide to create units of **520 sq ft** and a unit of **690 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

Rent upon application.

BUSINESS RATES

| | |
|----------------|----------|
| Rateable Value | £165,000 |
| UBR (2019/20) | 50.4p |

For transitional relief enquiries, 020 8748 3020.

SERVICE CHARGE

£29,931 pa

INSURANCE

£5,823 pa

ENERGY PERFORMANCE CERTIFICATE

Band C. Report is available on request.

LEGAL COSTS

Each party to be responsible for their own costs.

Subject to Contract

Subject to Vacant Possession

January 2020



OVER 1M
PER WEEK IN FOOTFALL

65,000
OFFICE WORKERS
IN A 1 MILE RADIUS

63.5%
AB & C1

Misrepresentation Act

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VIEWING

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