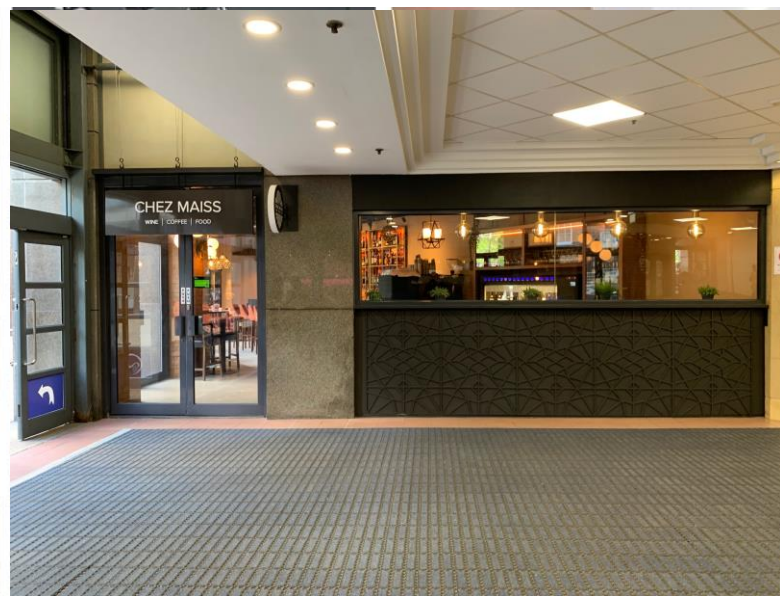


HAMMERSMITH BROADWAY SHOPPING CENTRE

CAFÉ/SHOP TO LET

UNIT 21/22B



TESCO
Metro



★ PRET A MANGER ★



Lovisa

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. 431,000 sq.ft with occupiers including **Tesco Metro, Boots, Superdrug, Oliver Bonas, Paperchase, Accessorize, Pret, Starbucks & Wasabi**. Recent lettings within the scheme include **Leon, Chopstix, Café De Nata, Paul, Pure, Coco Di Mama** and **Crosstown Doughnuts**.

ACCOMMODATION

Dimensions and net internal floor areas:-

Gross Frontage	13.29 sq m	43 ft 6 in
Return Frontage	5.97 sq m	19 ft 6 in
Internal Width	5.94 sq m	19 ft 5 in
Ground Floor	111.11 sq m	1,196 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

£80,000 pax

BUSINESS RATES

Rateable Value £83,550
UBR (2020/21) 51.2p

A 12-month business rates holiday for all 'eligible' retail and leisure businesses will be applicable from 1st April 2020. For enquiries and to verify this, please contact the local authority on 020 8748 3020.

SERVICE CHARGE

£39,736 pa

INSURANCE

£7,638 pa

ENERGY PERFORMANCE CERTIFICATE

Band D. Report available on request.

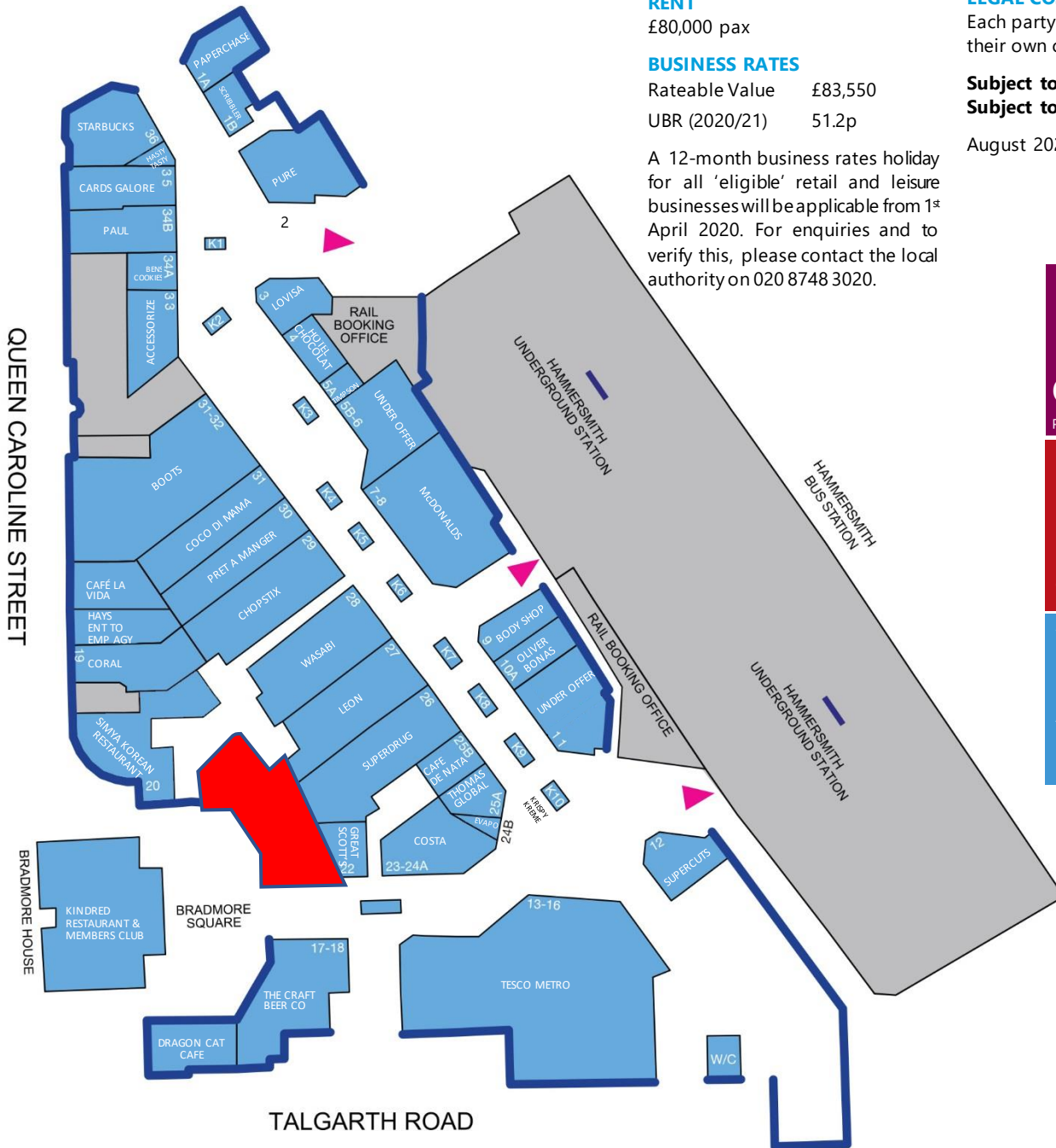
LEGAL COSTS


Each party to be responsible for their own costs.

Subject to Contract


Subject to Vacant Possession

August 2020






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. Mau 2020.

GCW.

VIEWING

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