

RETAIL OPPORTUNITY

UNIT 10b/11, Hammersmith Broadway



LOCATION

The Broadway Shopping Centre, located in the heart of Hammersmith, benefits from direct links to both London Underground Station (Hammersmith & City, District & Piccadilly Lines) and Hammersmith Bus Station. It has an annual footfall in excess of 23 million (2022) and approximately 65,000 office workers within a 1 mile radius, including the head offices of **L'Oreal** and **Walt Disney**. This is steadily increasing with numerous new office schemes currently being developed in the immediate vicinity.

The local area has an affluent demographic of high income earners (63.5% - AB & C1 vs. National average of 48.5%).

ACCOMMODATION

The premises comprise the following approximate net internal floor area:-

Ground Floor 1,028 sq ft 95.50 sq m

RENT

£140,000 per annum exclusive.

SERVICE CHARGE

£27,090 per annum.

INSURANCE

£5,068 per annum.

VIEWING

Strictly by prior appointment via Savills or GCW.

TENURE

An EFRI lease for a term to be agreed, contracted outside of the security of tenure and compensation provisions of the Landlord and Tenant Act 1954.

RATES

Rateable Value: £147,000
Rates Payable (23/24; 53.2p) £75,264

The potential occupier may benefit from rates relief following the most recent Government announcements.

Interested parties are advised to make their own enquiries with the local rating department. Further details are available from www.voa.gov.uk.

EPC

Band C. Report available on request.

LEGAL COSTS

Each party is to be responsible for their own costs.

**SUBJECT TO CONTRACT & VACANT POSSESSION
MARCH 2024**



OLIVER BONAS





UNIT 10b/11



savills

GCW.

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