

# RETAIL OPPORTUNITY

## UNIT 25A



### 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 26 million (2024) and approximately 65,000 office workers within a 1 mile radius, including the head office of **L'Oreal** and **Walt Disney**.

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 Sales      32.33 sq m      348 sq ft

### RENT

£60,000 pax.

### SERVICE CHARGE

£12,533 per annum.

### INSURANCE

£612 per annum.

### VIEWING

Strictly by prior appointment via Savills or GCW.

### TENURE

An effectively FRI lease for a term of 10 years, contracted outside of the security of tenure and compensation provisions of the Landlord and Tenant Act 1954.

### BUSINESS RATES

Rateable Value:	£69,000
Rates Payable (25/26; 55.5p)	£37,674

Interested parties are advised to make their own enquiries with the local rating department. Further details are available from [www.voa.gov.uk](http://www.voa.gov.uk).

### EPC

Band C. Report available on request.

### LEGAL COSTS

Each party to be responsible for their own costs.

**SUBJECT TO CONTRACT & VACANT POSSESSION  
AUGUST 2025**



OLIVER BONAS





UNIT 25A



savills

Sholto Channer  
sholto.channer@savills.com  
079 5678 6838

Florence Mills  
florence.mills@savills.com  
079 8520 1704

GCW.

Philippe Micheal  
philippe.micheal@gcw.co.uk  
078 5543 7116

Chris Kenealy  
chris.kenealy@gcw.co.uk  
074 2567 0201