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RETAIL - TO LET

Eddisons



**UNIT 3, 113 HAMMERSMITH ROAD, LONDON W14 0QH**

**Rent: £90,000 - £140,000 per annum**

**Size: 2,535 - 4,535 sq ft (235.5 - 421.3 sq m)**

- Former restaurant/cafe
- Class E
- Double ground floor unit
- Rear access for deliveries

## LOCATION

The premises are located diagonally opposite Olympia between Hammersmith Broadway and Kensington High Street and enjoy a prominent location on Hammersmith Road.

There are numerous offices located in this location including Harrods, Virgin, Regus, Playtech, Priory Group and Marsh & Parsons, with nearby retailers including Tesco Express, The Albion Public House and Pret A Manger.

## DESCRIPTION

The existing premise comprises a double ground floor unit with rear access for deliveries. The unit is split level and has a separate kitchen at the rear. The unit to be linked with the basement with a new internal stair to provide space from 2,535 sq ft. The former café had seating on the front pavement.

The property is being returned to shell condition with capped off water, waste and electricity services.

The new tenant will be responsible for the internal fit out.



## ACCOMMODATION

Ground Floor approx. 1,335 sq ft

Lower Floor approx. 1,200 sq ft to entire lower floor of 3,200 sq ft.

Total Approx. From 2,535 sq ft to 4,535 sq ft

## RENT

Ground £45 per sq ft pax

Lower £25 per sq ft pax

Ground and part lower ground (2,535 sq ft) = £90,000 pax

Ground and entire lower ground (4,535 sq ft) = £140,000 pax

## BUSINESS RATES

Rateable Value

Ground £37,000 (2022/23). Estimated rates payable £18,463.

Lower floor. To be assessed.

This information must be verified by direct enquiry to the local authority LBHF Business Rates Team on 0208 753 6681.

## LEASE TERMS

The property is available on a new full repairing and insuring lease for a term by arrangement up to 15 years, subject to 5 yearly upward only rent reviews.

## SERVICE AND BUILDING INSURANCE CHARGE

To be assessed.

## PLANNING

Grade II listed. A3 former use and external seating planning. Now E class.

## EPC

Band E 110. Report available on request.

## LEGAL COSTS

Each party to be responsible for their own costs.

## ADDITIONAL INFORMATION

Via prior appointment with landlord's joint sole agents

EDDISONS

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For more information, visit [eddisons.com](http://eddisons.com)  
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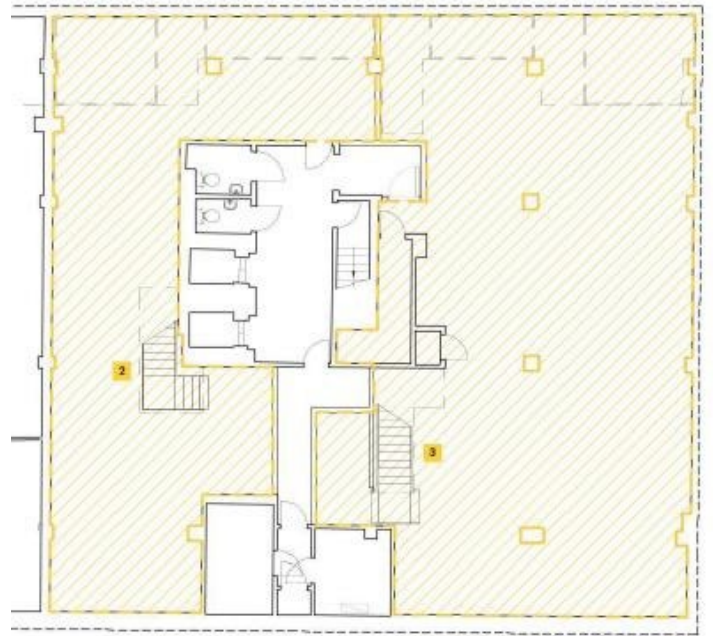
### Important Information

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Ground showing potential stair



Lower as 2 units from 1,200 sq ft to 3,200 sq ft available



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