

## FORMER RESTAURANT/CAFE TO LET CLASS E

111-113 HAMMERSMITH ROAD  
OLYMPIA  
LONDON W14 0QH



### 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 premise comprises a double ground floor unit with rear access for deliveries. The unit is split level and had a kitchen at the rear with a vent extract to the roof.

The ground floor is on 2 levels and the unit could also be linked with the basement with a new internal stair to provide space from 2,720 sq ft to 4,720 sq ft.

Left unit 111 Hammersmith Road	approx. 615 sq ft
Right unit 113 Hammersmith Road	approx. 905 sq ft
<b>Ground Floor</b>	<b>approx. 1,520 sq ft</b>

Extra space available by linking to lower ground floor.  
Lower gnd entire approx. 3,200 sq ft ( part from 1,200 sq ft)

**Grand total approx. 4,720 sq ft**

The café had seating on the front pavement.

The property has been returned to shell condition with capped off water, waste and electricity services. Gas may be possible subject to survey.

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

## ACCOMMODATION



For more information visit [eddisons.com](http://eddisons.com)  
T: 020 3205 0200

**Eddisons**

Subject to contract and exclusive of VAT if applicable

Important - Eddisons give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3: No person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property. • Regulated by RICS



Ground showing potential stair



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

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## 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.

## RENT

Ground           £68,400 per annum exclusive

Lower Ground       £25 per sq ft per annum exclusive

## BUSINESS RATES

### Rateable Value

Ground floor RV from 01/05/2023   **£40,750**

If the unit is split new assessments would apply

Retail occupiers may benefit from 75% reduction for the tax year 2023-24. To be confirmed by the local authority.

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

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## SERVICE AND BUILDING INSURANCE CHARGE

To be assessed. Budget £5.50 per sq ft service and £0.65 psf building insurance

## PLANNING

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

## ENERGY PERORMANCE CERTIFICATE

A new assessment will be required.

## LEGAL COSTS

Each party to be responsible for their own costs.

## FURTHER INFORMATION AND INSPECTIONS

Via prior appointment with landlord's sole agents

### **EDDISONS**

**Mark Belsham**

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**07973 372 698**

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