

The Complete Property Service

Willmott House, 12 Blacks Road, London W6 9EU T: 020 8748 6644 E: info@willmotts.com W: www.willmotts.com

93 Hammersmith Road London W14 0QH



PRIMIUM EXCESS OF £50,000

RESTAURANT UNIT (CLASS E) WITH EXISTING KITCHEN AND EXTRACTION

APPROX. 845 SQ. FT. (78.45 SQ M)

TO LET





Willmotts (Ealing) Ltd. Registered Office, 12 Blacks Road, London, W6 9EU. Registered in England No. 3345586 | Associate Office: Willmotts Mayfair, 121 Park Lane, London, W1K 7AG | VAT No. 270 9381 88



Location:

The property occupies a prominent and highly visible position on the busy Hammersmith Road. It is located 0.1 miles from the Olympia London exhibition centre, which is undergoing a £1.3 billion redevelopment project, transforming it into a world-leading cultural and entertainment destination. The premises is 0.4 miles from Kensington (Olympia) Station (District and Overground), and 0.5 miles from West Kensington Station (District Lines).

There are a wealth of national occupiers nearby including Tesco Express, Pret A Manger, Olympia Halls, and Pizza Express.

Description:

The premises comprises a medium sized restaurant arranged over the ground and basement floor providing approx. 12-16 covers with kitchen, and customer and separate staff WCs to the rear. The unit also benefits from a rear access door for emergencies.

Accommodation Schedule:

Floor	Net Internal Floor Area
Ground	455 sq. ft. / 42.26 sq. m.
Basement	390 sq.ft. / 36.23 sq.m.
Total	845 sq. ft. / 78.49 sq. m

User:

We believe the premises fall under Class E of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Business Rates

We are advised by the VOA website that the property has a Rateable Value of £20,500. however, interested parties should make their own enquiries of the rates payable.

EPC:

The property has EPC rating of D (92). A copy of the EPC is available upon request.

Legal Fees:

Each party to bear its own legal costs.

VAT:

Not applicable.

Terms:

Our clients wish to assign their existing FRI lease from 14th November 2013 for a term of 15 years which is to expire on and including 14th November 2028. The current rent passing £33,000 per annum, and the next rent review will be 15th November 2023. We also understand that this lease is contracted inside the security of the L&T Act 1954.

Rent:

£33,000 per annum, exclusive of VAT and other outgoings).

Premium:

Offers in excess of £50,000 fought for our clients' fixtures and fittings.

Contacts:

Huseyin Zafer- D: 020 8222 9901

M: 07918 482210

E: h.zafer@willmotts.com

Emily Bradshaw- D: 020 8222 9947

M: 07920 769395

E: e.bradshaw@willmotts.com

Varol Zafer- D: 020 8222 9946

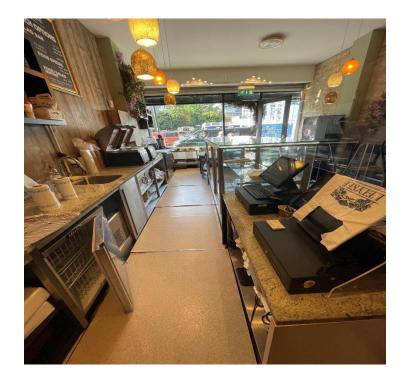
M: 07900 224967

E: v.zafer@willmotts.com















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