

**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**

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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