



Ground and Lower Ground Floors, 87 Hammersmith Road, Kensington W14 0QH



Location: This is a well established commercial property in the heart of Kensington Olympia. Kensington High Street runs from Knightsbridge to Hammersmith through Kensington Olympia. The premises are located at the busy junction of the Hammersmith Road / Kensington Road with North End Road in West London.

This attractive corner property is situated on the Hammersmith Road in an area that borders Fulham, Barons Court and West Kensington. Shops, banks and restaurants can be found on both the Hammersmith Road and the North End Road.

The property is close to West Kensington underground station (District line) which is within 5 minutes walk, and Barons Court underground station (Piccadilly line) is within 10 minutes walk. The A4, which is less than one minute drive from the property, provides access to the West End (3 miles), and Heathrow Airport (15 miles).

The Olympia Exhibition Halls Complex, with its rail and underground station lies opposite, and attracts some one million visitors per annum.

A number of offices front Hammersmith Road with occupiers including Harrods, L'Oreal and Western Union. Hammersmith Broadway, one of Europe's busiest transport interchanges, lies half a mile to the west and the shops of High Street Kensington half a mile to the east.

Description: This commercial unit is arranged over the ground and lower ground floors of a traditional brick with extended stone clad building.

The property covers approximately 2,150 ft² (200 m²), with the ground floor occupying approximately 1,450 ft² (134.71 m²) and the lower ground floor occupying approximately 700 ft² (65.03 m²). With ceiling heights of approximately 10.82 ft (3.3 m) and an approximately 65 ft (19.94 m) return frontage to North End Road and an approximately 26 ft (8 m) on Hammersmith Road.

There are three residential floors above the ground floor which are not included in this commercial unit and have their own separate entrance.

Planning and Development: The premises were until recently used as a Restaurant (Argentine Steakhouse Toro Dorado) class E and prior to that as a Convenience Store (Costcutter) and Post Office classes A1/A2.

The local planning authority is The Borough of Hammersmith and Fulham tel.: 020 8753 1081. e-mail: environment@lbhf.gov.uk

Area: Approximate gross total: 2,150 ft² / 200 m² - Ground floor: 1,450 ft² - 134.71 m²,
Lower Ground floor 700 ft²- 65.03 m²

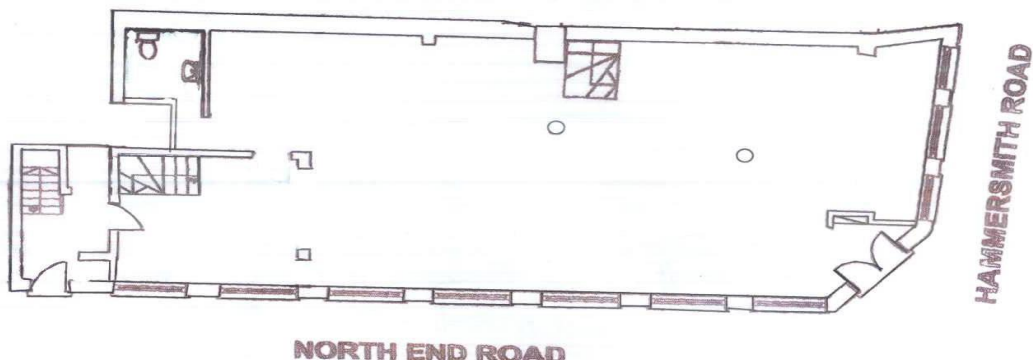
Rent: £ 80,000 per annum exclusive – VAT not applicable

Business Rates payable: TBC

Lease: Negotiable new lease (no premium)

EPC: C

87 Hammersmith Road W14 - Ground Floor Plan



87 Hammersmith Road W14 - Lower Ground Floor Plan

