

020 3205 0200

eddisons.com

E class- Restaurant - TO LET

Eddisons



111-115 Hammersmith Grove Brackenbury Village London W6 0NQ

Rent £115,000 per annum exclusive

Size : 2,630 sq ft (244 sq m)

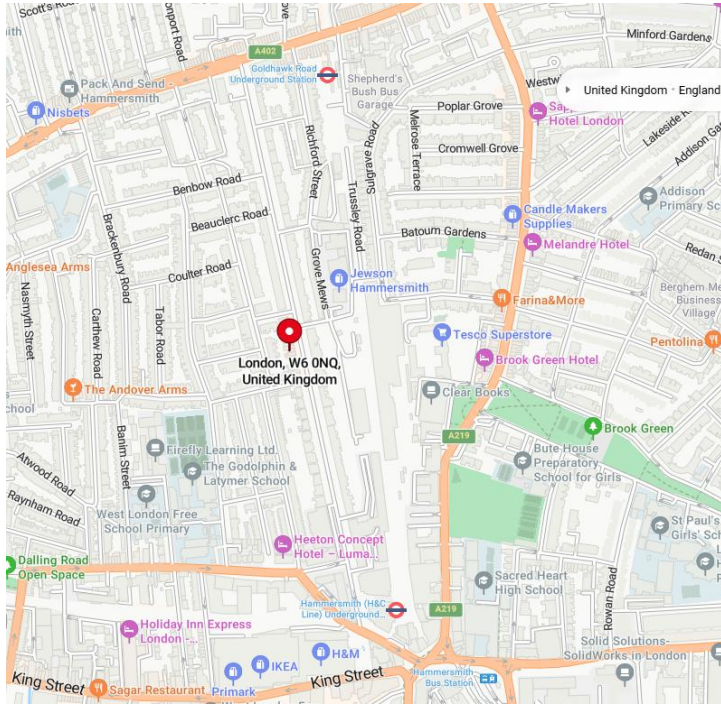
Or 3,770 sq ft (350 sq m)

- Fully Fitted and Furnished
- Outside seating
- Large basement kitchen
- Currently 64 covers, 12 high table and a bar

LOCATION

111 - 115 Hammersmith Grove is located on the east side of this tree line Avenue running north from Hammersmith to Shepherds Bush. Hammersmith Underground (Piccadilly/District lines) and Goldhawk Road (Metropolitan and Circle extension) are within 7 mins walk with access to Paddington, Marylebone and Farringdon and The West End/Heathrow from Hammersmith.

The properties are in the heart of Brackenbury Village benefiting from easy reach to Shepherds Bush, Brook Green and Hammersmith.



DESCRIPTION

A triple fronted unit with private pavement terrace area.

The premises may be let as an entire or the corner unit 113-115 can be let separately.

Fitted to provide a delicatessen, restaurant, bar and lower-level kitchen with full extract and WC amenities.

The property offers an excellent opportunity to lease a turnkey facility.

Currently 64 covers, 12 high table and a Bar area.

Pavement area approx. 600 sq ft (55.74 sq m)

ACCOMMODATION

111-115 Hammersmith Grove (Entire)

Ground	approx 1,982 sq ft
Lower	approx 1,789 sq ft
Total	approx. 3,771 sq ft (350.33 sq m)

113-115 Hammersmith Grove (Corner Units)

Ground	approx 1,370 sq ft
Lower	approx 1,257 sq ft
Total	approx. 2,627 sq ft (244.05 sq m)

AMENITIES

Fitted and furnished unit
Kitchen Extract
Gas grill and Ovens
Dumb waiter
Washing station
Walk in cold stores
Fridges, stores and staff area
None of the services has been tested.

TERMS

New lease of the entire or 113-115 Hammersmith Grove for a period by arrangement

RENT

111-115	£115,000 per annum exclusive.
113-115	£ 85,000 per annum exclusive.

RATES

In LB Hammersmith & Fulham
RV £72,000. All interested parties to check directly with the council as to the amount payable.

SERVICE CHARGE

 On application

VAT Charged in addition

LEGAL COSTS Each party pays own legal costs

EPC To be confirmed

PLANNING E class (Restaurant)

Further information and inspections are available via the landlords' sole agents:

Eddisons (020) 3205 0200

Mark Belsham (07973) 372698

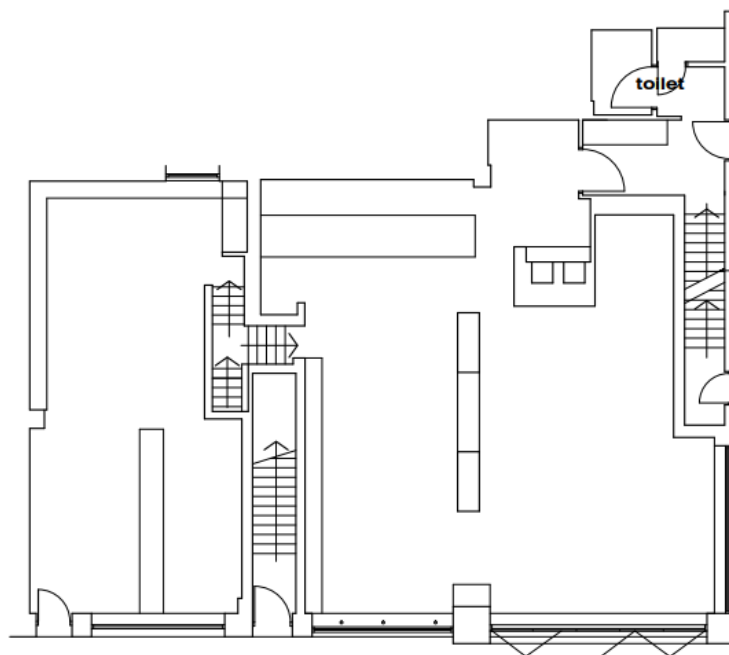
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Important Information

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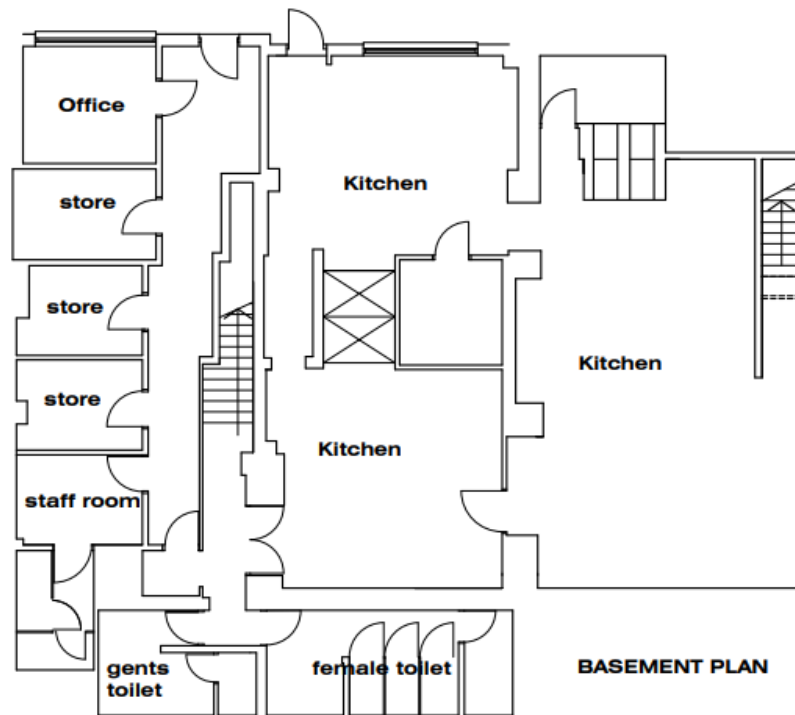
GROUND FLOOR PLAN

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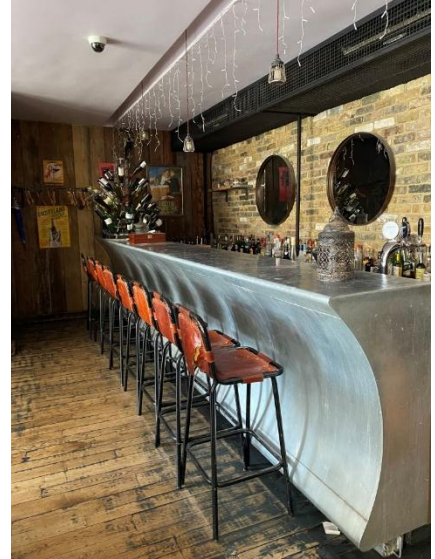
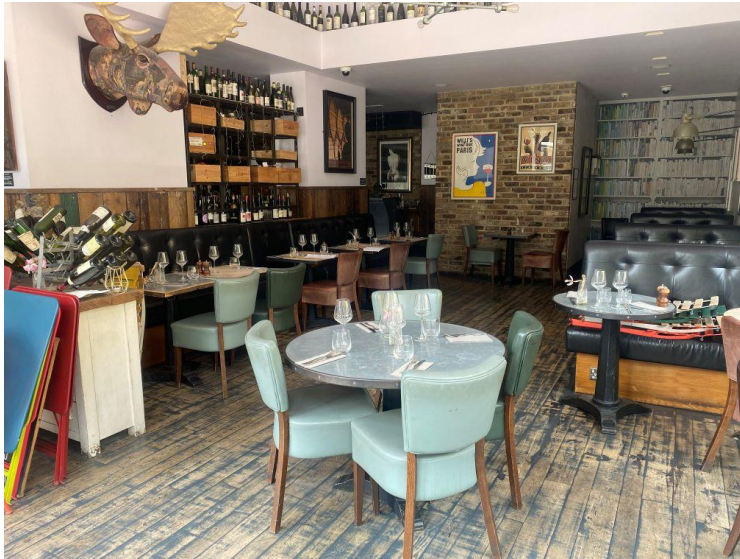


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