



7 Hammersmith Road

London, W14 8XJ

4am Restaurant Kensington Olympia

1,410 sq ft
(130.99 sq m)

- New Lease Available
- Full Extraction
- Shell Condition
- 4am Late Night Refreshment and Alcohol Licence

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Summary

Available Size	1,410 sq ft
Rent	£60,000 per annum
EPC Rating	Upon enquiry

Description

Ground floor and basement restaurant unit in shell condition, benefitting from newly installed air conditioning and upgraded facilities. Full extract to roof level. Would suit a variety of restaurant or QSR operators.

Location

Located in an excellent position in Hammersmith Road, Olympia, opposite Kensington Olympia station and surrounded by a host of independent restaurant, takeaway, cafe and bar operators.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	550	51.10
Basement	860	79.90
Total	1,410	131

Tenure

The premises are available on a new lease for a term to be agreed, subject to 5 yearly rent reviews.

Quoting Rent

£60,000 per annum exclusive.

Premium

Nil premium.

VAT

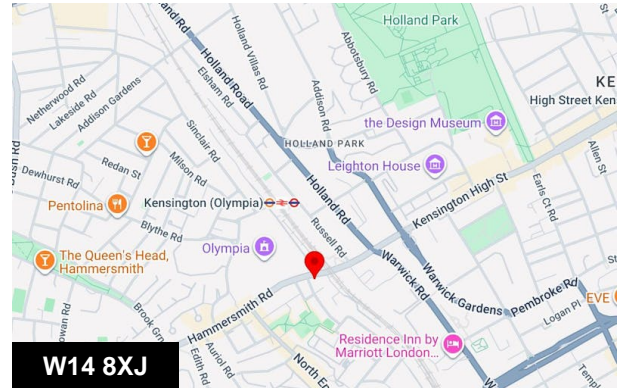
VAT may be applicable to the rent, premium and all other figures quoted.

Planning/Licence

The premises benefit from Class E planning use and there is a premises licence in place allowing the sale of alcohol every day of the week until 04:00.

Holding Deposit

A holding deposit will be required to secure the property which will allow a period of exclusivity and will be held in the CDG Leisure client account.



Viewing & Further Information



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