

OLYMPIA

123 / 127 HAMMERSMITH ROAD

W14 0QL

**EXTREMELY RARE FREEHOLD MIXED-USE
LONDON INVESTMENT**

FMX
Urban Property Advisers

Investment Summary

- Olympia is an iconic district within the highly affluent London Borough of Hammersmith and Fulham.
- The London Borough of Hammersmith & Fulham is one of London's most affluent and economically successful boroughs.
- Olympia and the wider Hammersmith area is undergoing one of London's most significant regeneration programmes, with more than £3 billion of investment transforming the district into a world-class destination for exhibitions, culture, entertainment, offices, hotels and residential development.
- The subject property occupies a prominent position on the southern side of Hammersmith Road, opposite the iconic Olympia London.
- Attractive commercial WAULT of 8.34 years to expiry (6.99 years to break).
- Fully let with four retailers at ground and basement floors, with four residential flats in the upper parts.
- Current income of £159,044 per annum.
- Freehold.

We are instructed to seek offers in excess of **£2,500,000** (Two Million Five Hundred Thousand Pounds), subject to contract and exclusive of VAT. A purchase at this level reflects a **net initial yield of 7.00%** on the commercial income and a low capital value of **£560psf** on the residential accommodation, assuming standard purchaser's costs.





Location

Olympia is a popular and affluent district within the London Borough of Hammersmith and Fulham, situated approximately 0.6 miles (1km) west of Hammersmith, 1.32 miles (2.10km) north of Fulham and 3.6 miles (5.80km) west of Central London.



Olympia benefits from excellent road connectivity, with direct access to the A4 (Hammersmith Road), providing an important east-west route linking Central London with Hammersmith, Chiswick, M4 and wider national motorway infrastructure. The nearby A40 (Westway) also offers convenient access to the M40 motorway and the wider national motorway network, while the North and South Circular Roads are readily accessible.



Kensington (Olympia) Station provides London Overground and Southern rail services, while Hammersmith, Barons Court and West Kensington Underground stations provide access to the District, Piccadilly, Circle and Hammersmith & City lines.



Paddington Station is situated approximately 0.7 miles (1.1 km) north east of Bayswater and provides direct access to key regional destinations including Reading (25 minutes), Oxford (1 hour) and Bristol (1 hour 30 minutes).



Heathrow Airport is located approximately 15 miles (24.1 km) west of Olympia and is easily accessible via the Elizabeth line or Heathrow Express from London Paddington. London City Airport is approximately 11 miles (17.7 km) to the east, providing additional domestic and international flight options. Together, Heathrow and London City Airport provide approximately 590,000 flights per annum.



Paddington
🚶🚶🚶

Olympia West
Redevelopment

Soho

Canary Wharf

London Victoria
🚶🚶🚶

Earls Court

Clapham Junction
🚶🚶🚶

OLYMPIA

Kensington
and Olympia
🚶🚶🚶

Harrods

The City

Belgravia

Westminster
Abbey

Chelsea

West Kensington

Hyde Park

SUBJECT PROPERTY

FOR INDICATIVE PURPOSES ONLY

Demographics

The London Borough of Hammersmith & Fulham has an estimated resident population of approximately 188,000 people (ONS). It is one of London's most affluent and economically successful boroughs, with gross disposable household income per capita significantly exceeding the UK average. The borough benefits from a highly educated and skilled workforce and a diverse economy encompassing professional services, media, technology, healthcare, retail and hospitality. Hammersmith & Fulham supports a thriving commercial environment, with approximately 17,000 active businesses (ONS), reinforcing its status as one of West London's most desirable locations in which to live, work and invest.

Retailing in Hammersmith & Fulham

Hammersmith & Fulham is home to one of West London's most established retail and leisure destinations, centred around Hammersmith Broadway and King's Street. Designated as a Metropolitan Town Centre within the London Plan, Hammersmith serves a wide catchment and benefits from a diverse mix of national retailers, independent operators, restaurants and leisure uses. The area enjoys consistently high levels of footfall, driven by its affluent residential population, significant office presence and excellent public transport connectivity, with further visitor demand generated by major venues including Olympia London, the Eventim Apollo and Fulham Football Club.



Recent Developments in Olympia

Olympia and the wider Hammersmith area is undergoing one of London's most significant regeneration programmes, with more than £3 billion of investment transforming the district into a world-class destination for exhibitions, culture, entertainment, offices, hotels and residential development. These schemes are reinforcing Olympia's position as one of West London's premier commercial and leisure locations while driving significant increases in footfall and occupier demand.



Olympia Redevelopment

The comprehensive £1.3 billion transformation of the iconic Olympia exhibition centre is one of London's largest regeneration projects. Scheduled for phased completion from 2025 onwards, the development will deliver over 550,000 sq ft of new office accommodation, a 1,575-seat theatre, a 4,000-capacity live music venue, two internationally branded hotels providing approximately 350 bedrooms, more than 30 restaurants, bars and cafés, together with extensive public realm improvements and enhanced exhibition facilities. The scheme is expected to attract in excess of 10 million visitors annually, substantially increasing footfall throughout the surrounding area (Olympia London).

Kensington Olympia Station Improvements

As part of the wider regeneration, Kensington (Olympia) Station has undergone significant investment to improve passenger facilities, accessibility and connectivity. Upgraded entrances, enhanced public spaces and improved transport infrastructure are supporting the increased visitor numbers generated by the Olympia redevelopment, whilst reinforcing the area's accessibility via the London Overground, District Line and national rail services (Network Rail / TfL).

Hammersmith Town Centre Regeneration

Hammersmith continues to benefit from substantial public and private sector investment focused on improving the town centre and Hammersmith Broadway. Ongoing regeneration includes enhancements to the public realm, new Grade A office developments, modern residential accommodation and improved pedestrian connections between Hammersmith, Kensington and Olympia. These initiatives are strengthening Hammersmith's position as one of West London's principal commercial centres, continuing to attract major occupiers and investment (London Borough of Hammersmith & Fulham).

Fulham Gasworks Redevelopment

Located approximately 1.5 miles south of Olympia, the former Fulham Gasworks site is being redeveloped into one of West London's largest new neighbourhoods. The scheme will deliver around 1,800 new homes, extensive landscaped public open space, community facilities and new commercial accommodation. This major regeneration project will significantly increase the local residential population and further support retail and leisure expenditure across the wider Hammersmith and Fulham borough (Berkeley Group).





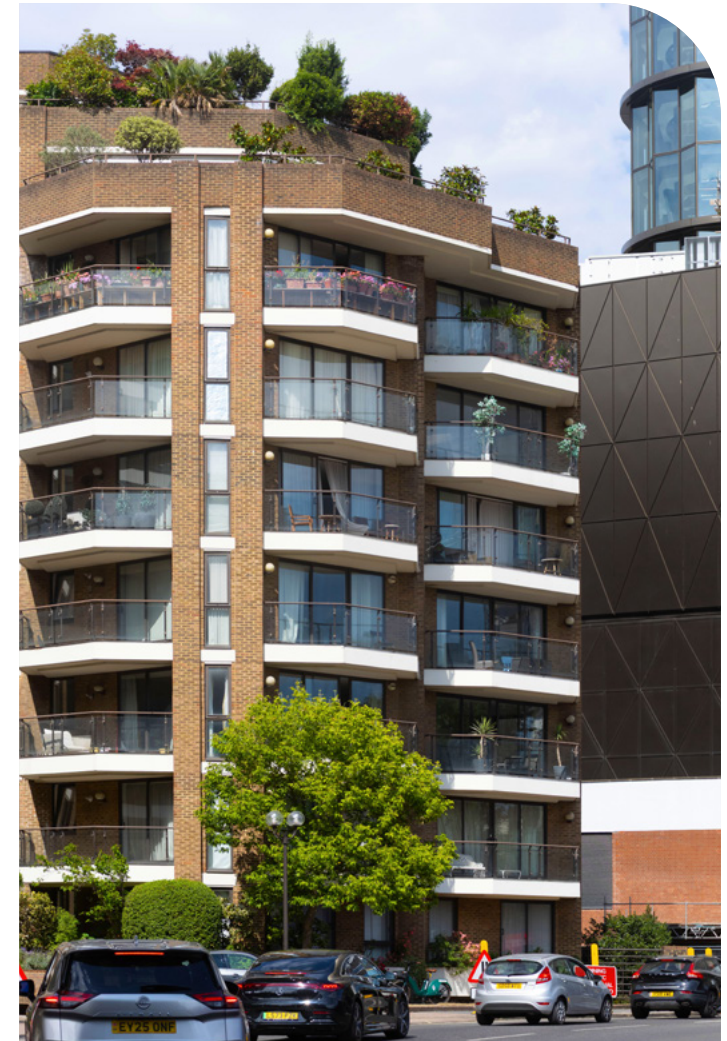
Olympia Residential Market

Olympia's residential market continues to attract strong interest from both owner-occupiers and investors, underpinned by its prime West London location, exceptional connectivity and significant ongoing regeneration. In particular, the £1.3 billion transformation of Olympia has established the area as one of London's most exciting mixed-use destinations, bringing world-class cultural, entertainment, hospitality and office space alongside an enhanced public realm. Combined with excellent transport links via Kensington (Olympia), Barons Court and Hammersmith stations, together with easy access to Holland Park, Kensington High Street and an excellent selection of restaurants, cafés and leisure amenities, the area continues to experience robust demand from buyers and tenants seeking a vibrant and well-connected West London address.

RECENT RESIDENTIAL SALES EVIDENCE

Address	Area (sq ft)	Price	Price psf	Beds	Tenure	Date
Flat 11, 108 Sinclair Road, W14	905	£630,000	£696	2	Leasehold	Mar 2026
Flat D, 114 Sinclair Road, W14	1,100	£770,000	£700	2	Leasehold	Oct 2025
Flat 245, Latymer Court, Hammersmith Road, W14	1,140	£800,000	£702	3	Leasehold	Jun 2025

(Rightmove & Zoopla)



Situation

The subject property occupies a highly prominent position on the southern side of Hammersmith Road, directly opposite the landmark Olympia redevelopment and is midway between Hammersmith Broadway and Kensington High Street.

The surrounding area is an established commercial and office location, home to a range of national and international occupiers, including:

Harrods

UNIVERSAL
MUSIC GROUP

L'ORÉAL

Virgin
media

LANCÔME
PARIS

Description

The property comprises a four-storey mixed-use parade of traditional brick construction, under a pitched roof.

The ground floor and basement of the property comprise five commercial units of which one is sold off on a long leasehold. The upper parts comprise eight residential flats, accessed via designated entrances fronting Hammersmith Road.





Accommodation

The property provides the following approximate net internal areas (NIA):

COMMERCIAL

Unit	Tenant	Floor	NIA (sq ft)	NIA (sq m)
Ground & Basement 123	Basir Sardary Esq.	Ground	453	42.08
		Basement	441	40.97
		Total	894	83.05
Ground & Basement 125	Jackie & Co Limited	Ground	484	44.96
		Basement	205	19.04
		Total	689	64.01
Ground & Basement 127	Hussein Abdul Hafiz	Ground	452	41.99
		Basement	484	44.96
		Total	936	86.96
Ground 127 a	Pichit Noochangphuak	Ground	700	65.03
		Total	700	65.03
Commercial Total			3,219	299.05

RESIDENTIAL

		Beds	GIA (sq ft)	GIA (sq m)
Flat: 3 Llewellyn Mansions	Buse Tuncel & Seda Oznal	2	936	86.96
Flat: 5 Llewellyn Mansions	Angela Carr	1	517	48.03
Flat: 6 Llewellyn Mansions	Madison Winter & John Hooke	1	549	51
Flat: 8 Llewellyn Mansions	K.Blair-Hunter	2	980	91.04
Residential Total		6	2,982	277.03

Fully let with four retailers at ground and basement floors, with four residential flats in the upper parts.

Tenancy

Unit	Tenant	Trading As	Lease Start	Next Review	Next Break	Lease End	Contracted Rent	Comments
Ground & Basement 123	Basir Sardary Esq.	Quick Local Store	17/07/2023	17/07/2028	17/07/2028	16/07/2033	£22,000	
Ground & Basement 125	Jackie & Co Limited	Jackie & Co	22/07/2016	22/07/2026		21/07/2031	£20,000	
Ground & Basement 127	Hussein Abdul Hafiz	Armydan	24/03/2014	24/06/2027		24/03/2035	£17,500	
Ground 127 a	Pichit Noochangphuak	Kampai Kensington	31/01/2019	31/01/2027		30/01/2039	£22,000	
Basement 127 b	Markerblock Ltd		24/03/1984	24/03/2050		24/03/2983	£0	Basement below Thai restaurant sold off LLH
Flat: 1 Llewellyn Mansions	Ian Christopher Nichol		25/12/1987	25/12/2053		25/12/2086	£150	Sold off LLH
Flat: 2 Llewellyn Mansions	Medhi Tavafogh		25/12/1987			25/12/2176	£0	Sold off LLH
Flat: 3 Llewellyn Mansions	Buse Tuncel & Seda Oznal		01/07/2023				£28,200	Assured Periodic Tenancy
Flat: 4 Llewellyn Mansions	Peter Moulard		25/12/1987			24/12/2176	£1	Sold off LLH
Flat: 5 Llewellyn Mansions	Angela Carr		17/09/2014				£16,800	Assured Periodic Tenancy
Flat: 6 Llewellyn Mansions	Madison Winter & John Hooke		06/05/2026				£21,600	Assured Periodic Tenancy
Flat: 7 Llewellyn Mansions	Giovanni Siimoni		30/11/2007			24/12/2176	£0	Sold off LLH
Flat: 8 Llewellyn Mansions	K.Blair-Hunter		27/04/1977				£10,793	Regulated Tenant
Total							£159,044	

Tenure

Freehold.



EPC

Copies of the Energy Performance Certificates are available upon request.

VAT

The property is elected for VAT purposes. It is anticipated that the sale will be structured as a transfer of a going concern (TOGC).

Anti-Money Laundering

In order to comply with Anti-Money Laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.



Proposal

We are instructed to seek offers in excess of **£2,500,000** (Two Million Five Hundred Thousand Pounds), subject to contract and exclusive of VAT. A purchase at this level reflects a **net initial yield of 7.00%** on the commercial income and a low capital value of **£560psf** on the residential accommodation, assuming standard purchaser's costs.

Further Information

Graham Fawcett

grahamfawcett@fmx.co.uk
07980 548 852

Patrick Kilvington

patrickkilvington@fmx.co.uk
07860 625 512

SUBJECT TO CONTRACT Misrepresentation Act: The particulars in this brochure are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract. 2026

FMX.